

Dartington

Tender Information for the redevelopment of Foxhole, Dartington, Totnes, TQ9 6EB

Services: Architectural

Client: Dartington Hall Trust

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European Union

European Regional
Development Fund

Introduction

Dartington Hall Trust wish to appoint, through this tender, the consultancy services of an architect as set out below.

The Foxhole redevelopment will provide flexible units for lease creating a business enterprise hub.

The appointment is on the basis of progressing the project from RIBA Stage 1 and enabling Dartington Hall Trust to tender to the other design team members and contractors.

Background

The location of the project is set with Dartington Hall Trust's main grounds between the Great Hall and the Old Postern. The building itself is Grade II Listed (1219259), although is set within the curtilage of the Grade I Listed Dartington Hall (1108353) and is therefore considered of great historical significance.

Dartington Hall Trust have a rich history with the estate dating back to the 14th Century, although its modern history dates back to 1925 when Dorothy and Leonard Elmhirst purchased and transformed the estate into the cultural hub that it is today. The transformation included creating artistic workshops, theatres, manufacturing space, agricultural buildings and schools.

Foxhole is the latter and was built in the 1930s by renowned architect Oswald Milne in a distinctive Neo-Georgian style. The school was considered a progressive and liberal establish at the time with no uniforms, segregation and very few compulsory classes. Notable alumni include individuals who sit in the House of Lords.

The school closed in 1987 and has since been used for summer schools and short-term courses to continue the teachings and ethos of the Dartington Hall Trust.

Project

The building has fallen into disrepair due to lack of continuous use of the and requires a long-term sustainable solution. It is therefore proposed to redevelop the building as an enterprise hub to offer businesses a range of flexible business space for lease. The feasibility study is included in Appendix E.

The project has been granted Listed Building Consent although may still require a formal planning application to be approved, negotiations have been ongoing between Dartington Hall Trust and South Hams District Council. The link below is to the listed building consent:

<http://apps.southhams.gov.uk/PlanningSearchMVC/Home/Details/180512>

It has been advised the project meets the criteria of the European Regional Development Fund (ERDF) who will therefore provide funding for the project.

Services Required

The services are defined further in Appendix D but includes RIBA Architect Services. The appointment will be made under the RIBA Standard Agreement.

The Contract Administration will be undertaken by the Project Manager. It is likely that a Construction Management or Management Contracting approach will be taken in respect of procurement and construction, and tenderers should price on this basis. This approach will enable the Client and Professional team to develop procurement packages which reflect the nature of some of the specialist skills required and the need to manage the overall project programme. The risk profile may appear greater with this approach since the Client and their team are managing more interfaces however a very experience team will be in place which will have direct and relevant experience with this approach.

In additional tenderers shall be required to have detailed knowledge of:

- ERDF, HLF, ACE, and EH funding rules and regulations
- Refurbishment and redevelopment of Listed buildings
- Requirements of arts, crafts and related business communities

Project Timescales

ERDF funding is avail until September 2019 with a further two years in which to complete the project (including payment of all retention sums). The procurement of the project team will be essential followed by the procurement of the contractor to ensure delivery by August 2019. Final completion of the project must be by August 2021.

Key dates are detailed below

- Appoint design team – September 2018
- Appoint contractor – January 2019
- Commence construction – February 2019
- Latest date for completion – August 2019

Costs

The cost for the provision of this service must be based on a fixed price - split into the stages set out in Appendix B. Payment terms will be up to 35 days from the receipt of a valid invoice and paid in accordance with these stages.

Preliminary indications estimate the total build cost to be circa £1.1M excluding fees and VAT.

Tenderers should set out any exclusions or additional costs/services that have not been included for in Appendix B.

Tender Timescales

The timescale for awarding this contract will be as followed:

- Publication – 7th September 2018
- Deadline for tender questions – 19th September 2018
- Deadline for tender receipt – (5pm) 24th September 2018
- Interviews for selected tenderers – 28th September 2018
- Date for award and notification – 5th October 2018

Tender Instruction

Tenderers shall register an expression of interest by sending an email to Vanessa.pike@dartington.org with the subject heading 'Tender Registration' detailing your company name, address, contact detail (including emails address and telephone).

You should ensure that the tender is completed in full by appropriately authorised persons within the bidding organisation. Please answer the questions specifically for your business not for the group, if you are part of a group of companies.

It is acknowledged that the services requested may be supplied by a consortium, partnership or sub contract. Where areas of the service are to be supplied by a sub-contractor then they should also complete a PQQ and responses must enable Dartington Hall Trust to assess the overall structure and relationships proposed.

The contract for this project will not require or permit any form of subcontracting except as described in your tender return. However, if during the course of this contract, the successful consultants believe that further subcontracting is required they must consult with Dartington Hall Trust.

Tenders should be sent without any marks, sign or reference which might indicate the name of the tenderer on the envelope. One hard copy and one full Abode pdf copy on a disk shall be sent to: FAO Vanessa Pike, Project Development Manager, Foxhole Procurement, The Dartington Hall Trust, The Estate Office, Dartington Hall, Dartington, Totnes, TQ9 6EL.

Bidders are asked to include a single point of contact in their organisation in the PQQ. Dartington Hall Trust or their agent shall not be responsible for contacting the bidder through any route other than the nominated contact. The bidder must therefore undertake to notify Dartington Hall Trust of any changes relating to the contact after the tender has been submitted.

Tender Return

The tenders will be evaluated as set out below. The following information is to be returned in the order below.

Section I: Covering letter

Stating contact name for further correspondence, that the tenderer accepts all the Terms and Conditions of the Contract (Appendix C) and that there are no potential conflicts of interest which may occur should your company be selected. Maximum of two pages.

(Pass/Fail)

Section II: Completion of the PQQ (Appendix A).

The PQQ sections will be evaluated strictly on a pass or fail criteria. Only if all sections of PQQ are passed will an evaluation of the tender be undertaken. (Pass/Fail)

Section III: Expertise (Total 70%)

- Please provide examples of two projects with CV's for up to two key members of your proposed team in the last 5 years (maximum of two pages per project and two pages per CV) that demonstrate a track record of achievement against the tasks necessary to deliver the project brief (30%). Identified projects should indicate:
 - Scope of works
 - Client
 - Approximate cost of contract
 - Date of execution
- A statement demonstrating your understanding of public funding rules and regulations relevant to the project. Maximum of one page. (20%)
- A statement demonstrating your understanding of the project, its key risks and how you would ensure its delivery. Maximum of one page. (20%)

Section IV: Commercial Proposal (Total 30%)

Please complete, sign and return the Form of Tender with your proposed fixed fee (split into the appropriate RIBA stages) inclusive of all disbursements and expenses.

The fees will be paid in the stages outlined in the Form of Tender annex and on satisfactory completion.

As mentioned above Dartington Hall Trust has a requirement to ensure compliance with a number of ERDF obligations when delivering the project. It is therefore incumbent upon Dartington Hall Trust to ensure that these requirements are carried out by any contractor that is appointed. Consequently, we are looking for a commitment within tenderers to assist with this. We do not consider that these requirements will be onerous.

Tender Assessment

Dartington Hall Trust are not bound to accept the lowest or any tender. This tender does not constitute an offer to enter into a contractual relationship.

Dartington Hall Trust or their agent will not reimburse any expense incurred by the tenderers in preparing their responses to this tender.

The successful tenderer will be required to enter into a formal contract with Dartington Hall Trust.

Sections I and II of the tender will be judged on a pass or fail criteria.

The remaining sections of the tenders will be evaluated with a 70% weighting on quality and 30% weighting on price.

Section III and IV of the tender will be judged using the percentage scores detailed in red with each question.

Please note the tender calls for page limits for each question.

Dartington Hall Trust will award a percentage of the marks depending upon their assessment of the applicant's response. The following scoring will be used to assess the applicant's response:

- 100% - excellent response; demonstrates a potentially clear understanding of the issue and expands on the response sought from the question.
- 80% - good response; provides an answer that shows understanding of the issue and that gives the impression of particular thought having been given to the answer.
- 60% - satisfactory response; an answer has been given but is either 'off the shelf' or is bland without thought being expressed.
- 40% - poor response; the answer provided is weak or does not attempt to fully answer the question.
- 20% - very poor response; the answer given does not answer the question or where an option to an answer is given, it has not been taken.
- 0% - totally inadequate; either no answer given or else it completely misses the point of the question.

Section IV, the commercial proposal, will be assessed by taking the tendered total cost. The average price of all tenders will be calculated and will be awarded 50%. The individual tenders will then be awarded points above and below the average percentage relative to their tender price.

Tender Queries

Tenderers shall register an expression of interest by sending an email to Vanessa.pike@dartington.org with the subject heading 'Tender Registration' detailing your company name, address, contact detail (including emails address and telephone).

If there is any query regarding the tender documents, the tendered shall set out such queries in writing for clarification by email to Vanessa.pike@dartington.org with the subject heading 'Tender Query'.

There will not be any negotiations on any of the substantive terms of the tender documents. Only clarification queries relating to the tender documents will be answered to that particular registered tenderer.

During the tender period Dartington Hall Trust (or their agent) may issue tender amendments to clarify, modify or add to the tender documents. A copy of each tender amendment will be issued to all tenderers and will become part of the tender document.

Dartington Hall Trust reserves the right to award all, part or none of the contract.

Disclaimer

The issue of this tender documentation does not commit Dartington Hall Trust or their agent to award any contract pursuant to the bid process or enter into a contractual relationship with any provider of the service. Nothing in the tender documentation or in any other communications made between Dartington Hall Trust or their agent and any other party, or any part thereof, shall be taken as constituting a contract, agreement or representation between Dartington Hall Trust and any other party (save for a formal award of contract made in writing by or on behalf of Dartington Hall Trust).

Bidders must obtain for themselves, at their own responsibility and expense, all information necessary for the preparation of their tender responses. Information supplied to bidders by Dartington Hall Trust or their agent is supplied only for general guidance in the preparation of the tender response. Bidders must satisfy themselves by their own investigations as to the accuracy of any such information and no responsibility is accepted by Dartington Hall Trust or their agent for any loss or damage of whatever kind and howsoever caused arising from the use by bidders of such information.

Bidders shall be responsible for their own costs and expenses in connection with or arising out of their response to this tender response.

Tender responses and supporting documents shall be in English and any contract subsequently entered into and its formation, interpretation and performance shall be subject to and in accordance with the law of England and Wales.

Dartington Hall Trust or their agent reserves the right to vary or change all or any part of the basis of the procedures for the procurement process at any time or not to proceed with the proposed procurement at all.

Cancellation of the procurement process (at any-time) under any circumstances will not render Dartington Hall Trust or their agent liable for any costs or expenses incurred by bidders during the procurement process.

Appendix A – Pre-Qualification Questionnaire

Section 1 – Administrative Information

1.1	Trading Name of Business (and registered name if different):
1.2	Contact Name and Position:
1.3	Address:
1.4	Telephone Number: Fax Number: E-mail:
1.5	Registered Office Address (if different from 1.3):
1.6	Company Registration Number (if applicable):
1.7	Is the business a sole trader, partnership, private limited company, public limited company, co-operative, voluntary organisation or other? (Please specify)
1.8	Year Business Began:

1.9	<p>Please confirm if the business is part of a group:</p> <p>If yes, please provide a diagram of the group structure.</p>	<p>Yes / No</p> <p>Enclosed <input type="checkbox"/></p>
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Section 2 – Economic and Financial Standing

2.1	<p>Please state the name and title of the person in your business responsible for financial matters.</p>	<p>Enclosed <input type="checkbox"/></p>
2.2	<p>Please confirm that we may obtain references from your bankers and provide their name and address. This may only be taken up in connection with the successful bidder.</p>	<p>Yes / No</p> <p>Enclosed <input type="checkbox"/></p>
2.3	<p>Please give the name of the business's insurer, policy number, extent of cover, expiry date in relation to Employer's Liability Insurance and provide a copy of your Employer's Liability Insurance Policy. Minimum insurance requirement £5M.</p>	<p>Enclosed <input type="checkbox"/></p>
2.4	<p>Please give the name of the business's insurer, policy number, extent of cover, expiry date in relation to Public Liability (Third Party) Insurance and provide a copy of your Public Liability (Third Party) Insurance Policy. Minimum insurance requirement £5M.</p>	<p>Enclosed <input type="checkbox"/></p>
2.5	<p>Please give the name of the business's insurer, policy number, extent of cover, expiry date in relation to Professional Indemnity Insurance and provide a copy of your Professional Indemnity Insurance Policy. Minimum insurance requirement £5M.</p>	<p>Enclosed <input type="checkbox"/></p>

Section 3 – Health & Safety

3.1	State the total number of employees:	<input type="text"/>
3.2	If more than 5 employees, please enclose a signed copy of your Health and Safety Policy indicating when it was last reviewed and by whose authority it was published.	Enclosed <input type="checkbox"/>

Section 4 – Equality Assurance & Environmental Management System

4.1	Name of Director, Partner or person responsible for the implementation of the company's Quality Assurance Policy:	Enclosed <input type="checkbox"/>
4.2	Have you acquired any recognised Quality Assurance accreditation relevant to this contract? If yes, please provide details. If no accreditation is held, please provide evidence of your Quality Assurance policies/practices.	Yes / No Enclosed <input type="checkbox"/>
4.3	We are committed to sustainable development and the promotion of good environmental management. It is expected that the successful Tenderer will be committed to a process of improvement with regards to environmental issues. Please provide evidence of your environmental sustainability policies/practices to ensure compliance with this.	Enclosed <input type="checkbox"/>

Section 5 – Compliance with Equal Opportunities Legislation

5.1	Is your business an employer?	Yes / No
5.2	We are committed to providing our services in a way which promotes equality of opportunity at every possibility. It is expected that the successful Tenderer will be equally committed to equality and diversity in its service provision and will ensure compliance with all anti-discrimination legislation. Please provide evidence of your equality and diversity policies/practices to ensure compliance with this.	Enclosed <input type="checkbox"/>

Section 6 – Signature

WHEN THE QUESTIONNAIRE HAS BEEN COMPLETED, PLEASE READ AND SIGN THE SECTION BELOW

This undertaking is to be signed by the Applicant, a Director or authorised representative in their own name and on behalf of the business.

In signing this form, you certify that the information provided in the application is complete, accurate and true.

I understand and accept that any false information could result in exclusion from the tender process.

Signed:

For and on behalf of:

Date:

BEFORE RETURNING THIS APPLICATION PLEASE ENSURE THAT YOU HAVE:

- Answered all questions appropriate to your application
- Enclosed all relevant documentation (with each sheet showing the business name and appropriate question number)
- Signed the above undertaking

Appendix B – Form of Tender

FORM OF TENDER

Strictly Confidential

FAO Vanessa Pike, Project Development Manager

Foxhole Procurement

The Dartington Hall Trust

The Estate Office

Dartington Hall Dartington Totnes

TQ9 6EL.

TENDER RETURN DATE: 5pm 24th September 2018

I/We having inspected this Tender Document relating to the services and hereby offer to carry out these services as set out in the tender documents to your entire satisfaction for the following fee proposal.

I/We have read and fully accept the all Terms and Conditions of the Contract.

I/We understand that you do not bind yourselves to accept the lowest or any tender.

I/We undertake to enter into a formal agreement for consultancy services.

Tenders are to be exclusive of VAT but inclusive of all expenses and disbursements.

Fee proposal:

RIBA Stage	Total Cost (excluding VAT)
2	
3	
4	
5	
6	
Total	

I/We believe that the following additional costs/services will be required to deliver this project:

I/We have provided the following breakdown of the rates and times of staff below that will be required to deliver this project:

Dated thisday of2018

Signature:

Capacity in which signed:

Full Name of firm of Company:

Company Registration Number:

Address (for correspondence):

Telephone No: Fax No:

Appendix C – Contract

To be the RIBA Standard Agreement subject to mutually agreeable amendments.

Appendix D – Scope of Works

The Architect shall provide the services to ensure that the project is delivered successfully, in a timely manner, and to budget.

General and specific responsibilities:

1. To act as an Architect as defined by the RIBA Schedule of Services.
2. To take responsibility for the full design of the project, inclusive of any external works.
3. To take responsibility for all above ground drainage, sanitary ware and rainwater goods and fully co-ordinating their interface with the below ground drainage; liaising with the Structural Engineer as required.
4. Agree with the Project Team and the Client compatible computer software that will:
 - enable the transfer of information between the Client, Project Team and the Contractor; and
 - produce and procure from the Project Team and Contractor co-ordinated as-built information and operation and maintenance manuals from both the Project Team and the Contractor for ease of use by occupiers.
5. Provide a monthly Report, to an agreed timetable, to the Project Manager to detail the progress of the entire design team, enabling the Project Manager to report to the Client identifying amongst others:
 - The progress of the Consultant's design;
 - The progress of all other Consultants' designs;
 - The progress of the Contractor's design (if any);
 - Updated design risks and programme status;
 - Assessment of the current cost of the project against the agreed budget;
 - Comments in relation to quality of the Project on and off site;
 - Progress of the documentation to be provided on completion of the Project.

The purpose of the report is not to catalogue past achievements but to set future objectives and to assess potential problems.
6. Operate a quality management procedure appropriate to the needs of the Project.

7. Comply at all times with the Funders Regulations.
8. Take responsibility for co-ordinating, applying for and obtaining all relevant statutory approvals, for example planning, Building Regulation approval, Listed Building consent.
9. Ensure compliance with all relevant legislation at all times including any changes that may occur during the course of the project.
10. Consultants are to allow for a minimum response time to attend site of 24 hours following a request to do so by the Project Manager and where reasonable to do so. If a design response is required this must be supplied in sufficient time so as not to unreasonably hold up the progress of the works.
11. Assist the Project Manager with input into stage plans, including programming the Design Team's work and defining the design deliverables to be produced at the end of the each stage.
12. Assist in the preparation of the risk log. Take ownership of specific risks as agreed with the Project Manager, and assist in the formulation of action plans.
13. Execute risk management action plans, advise the Project Manager of changes in the status of risks. Identify new risks as they arise, and provide input into their mitigation.
14. Manage the design resources available to produce required deliverables, highlighting resource problems as necessary with the Project Manager.
15. Manage and co-ordinate the production of Design Team deliverables in accordance with the stage plan.
16. Raise Project Issues as they arise, and co-ordinate the Design Team's input into their evaluation and resolution, recommending action where appropriate.
17. Provide sufficient information and records for the BREEAM assessment process liaising with the design team, client and BREEAM assessor as required to achieve BREEAM excellence.
18. Take responsibility for co-ordinating and producing a draft Site Waste Management Plan, including design measures and waste reduction strategies, in a format suitable for handover to the main contractor once appointed.
19. Produce of all detailed design deliverables to programme for tender pricing information (typically SMM7 bills of quantities).

20. Coordinate, assemble and take responsibility for the production and assembly of the tender/contract documents in their entirety. To include the selection of the Contract and insertion of all Contract particulars and project specific contract terms.
21. Confirm in writing to the Project Manager that as Lead Consultant you have fully co-ordinated the project design with the whole design team, so that all aspects of the design are coherently integrated.
22. Ensure all required tender documents are delivered to the Clients Contract Administrator in one complete coherent package and in the format, and to the timescale required, to allow the project to be tendered.
23. Complete final; layouts, sections, elevations, general arrangements to agreed scales with schedules and specifications.
24. Consult statutory authorities on developed design proposals.
25. Agree positions for main service runs and, ceiling layouts, and major builders' work for services installations i.e. water storage tanks, air handling units.
26. Provide information for cost checks.
27. Review design co-ordination and development with the Principal Designer review and update design risk assessments, and provide final information for pre-tender health and safety plan.
28. Issue design deliverables for preparation of tender pricing document and pre-tender estimate.
29. Advise on contract conditions, to include preliminaries, contingencies, access, working and storage areas, work sequence and phasing.
30. Provide design deliverables to be included with tender documents.
31. Assist with the appraisal of tenders and any negotiations with tenderer(s) authorised by the Project Manager.
32. Contribute to the tender report.
33. Contribute to the preparation and assembly of the main contract documents.
34. Attend and contribute to pre-contract meeting.
35. Brief Clerk of Works/ Contract Administrator and provide all information necessary to undertake site inspection duties.

36. Make regular visits to the Site, at least once fortnightly, or more frequently should the need arise, to inspect the progress and quality of the work being executed by the Contractor. Assist in the resolution of any queries received.
37. Receive reports from Contractor, Design Team and Clerk of Works, comment and take action as appropriate.
38. Assist with Contract Administrators monthly report.
39. Attend and contribute to Value Management and Value Engineering meetings and processes if and as required.
40. Attend contract progress meetings and present progress report; and attend all other appropriate meetings as requested by the Project Manager.
41. Take responsibility for leading the process of identifying and resolving defects, including liaison with the Clerk of Works.
42. Receive and comment on snagging list from Clerk of Works, agreeing any outstanding items with the Contract Administrator.
43. Comment on defect reports, determine necessary action and advise the Contract Administrator.
44. Assist the Contract Administrator with reviewing decisions affecting the completion date within the period prescribed in the Building Contract.
45. Assist the Contract Administrator with pre-final inspections.
46. Assist the Contract Administrator with the final inspection.
47. Attend hand over meeting with Client and agree defects reporting procedure.
48. Respond to requests for additional information from main contractor, sub-contractors and specialist suppliers and contractors.
49. Provide as built drawings and update specification for incorporation into Health and Safety file.

Appendix E – Foxhole Feasibility Study (Black House)



Feasibility Study

At

Black House, Foxhole Campus

For

Dartington Hall Trust

Project Ref: 16-4111BS

WWA: 08/2017 V2

Dartington



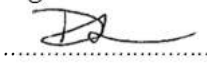
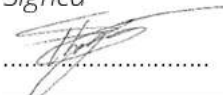
European Union
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Author	Daryl Hill Senior Associate Director	Signed 
Approved	Sam Thompson Assistant Surveyor	Signed 

Job No.	16-4111BS
Date	29 August 2017
Issue No.	4
Revision	C



1.0 Executive Summary

Ward Williams Associates were instructed by Dartington Hall Trust to undertake a Feasibility Study to convert the wing known as Black House into small enterprise/innovation units.

As part of the works to fulfil the brief and to improve the flexibility of the space, and to improve the main access, we recommend that some of the previous alteration to subdivide larger areas are removed or amended. It is also a requirement, especially at first and second floor levels, that some of the partitioning is removed in order to allow the travel distances for the means of escape to fall within current standards/requirements. The internal accommodation will also need to be repaired and refurbished to allow a minimum life of 20 years.

In order to ensure suitable services are provided to all of the proposed uses we would recommend that there is additional provision of small power, BT and WiFi within each lettable space. As part of the redevelopment/refurbishment of the whole site consideration should be given to providing separate mechanical systems into each wing. This would give greater flexibility and control for each area. Within the Black House area we would recommend that the Small Enterprise Units, Communal Spaces and Dartington Controlled areas are in separate zones and therefore controllability so that areas can be shut off or put into anti frost mode when not in use. All radiators should be provided with thermostatic valves.

To make the buildings wind and water tight and operationally safe we have undertaken a condition assessment of the internal and external elements. We have also prepared a list of the recommended internal repairs and upgrades in order to allow the spaces to be let.

The hard-standing area immediately adjacent to the main building entrance should be set aside for disabled parking and deliveries. The main parking provision should be provided to the car park to the west of the building and an allowance has been made for its refurbishment and for the provision of a suitable access route to the main entrance.

We have provided an indicative layout at Appendix A of the main report.

Prior to undertaking the works consideration should be given to statutory requirements. These would include:

1. Obtaining planning and Building Regulation Consent.
2. Demolition and Refurbishment Asbestos Survey.
3. Appointing and Principal Designer and Principal Contractor and comply with the Construction (Design) and Management Regulations 2015.
4. Consider the Equality Act when undertaking the alteration and conversion works.
5. Regulatory Reform (Fire Safety) Order.

Itemised costs for each of the are provided within Appendix D of the main report but we have summarised these into the main areas below:



Element of Work (GIFA 1477m ²)	Cost (£ ex VAT)
Internal - Repair	376,050.00
Internal - Alterations	338,070.00
Façade	129,300.00
Music Rooms	30,000.00
Measured Works Total	873,420.00
Main Contractor's Preliminaries @ 20%	175,000.00
Overheads & Profit @ 8%	84,000.00
Estimated Construction Total	1,132,420.00
Building Surveyor and Quantity Surveyor	32,500.00
Project Manager	32,500.00
Services Engineer	22,500.00
Principal Designer	10,000.00
Sustainability Consultant (BREEAM AP)	20,000.00
Structural Engineer	5,000.00
Specialist Surveys	5,000.00
BREEAM – Registration and Specialist Services	8,150.00
Building Regulations	5,000.00
Net Total	1,273,070.00
VAT	254,620.00
Estimated Project Total	1,527,690.00

The outline program for delivery of these works would be as follows:

- Client approval to proceed 1 week
- Initial design 6 weeks
- Obtain client approval 1 week
- Prepare details plans and working drawings 4 weeks
- Obtain Building Regulation Approval 8 weeks
- Prepare a Schedule of work 4weeks
- Tender to 4nr contractors 5 weeks
- Review tenders 2 weeks
- Site mobilisation 3 weeks
- Construction 20 weeks

Overall timespan: 54 weeks



2.0 Details

2.1 Project Details

Date of Inspection

The inspection was undertaken on Thursday 28 July 2016, Thursday 4 August 2016 & 8th August 2017.

Inspection Undertaken By

The inspection was undertaken by Daryl Hill BSc (Hons) MRICS IMaPS, Sam Thompson BSc (Hons) and Lee Smith BA (Hons).

Weather

The weather during the inspection was generally sunny and dry.

Client

The client is Dartington Hall Trust, The Elmhirst Center, Dartington Hall, Totnes, Devon, TQ9 6EL.

2.2 Property Details

Address of Property

Black House, Foxhole Campus, Dartington Hall.

Local Authority

The local authority is South Hams District Council.

Existing Occupancy & Building Usage

The buildings are currently partly occupied and utilised by a filming crew as office and production space. It is proposed to convert the building into small enterprise units.



3.0 Survey Details

3.1 Brief

Ward Williams Associates were instructed by Dartington Hall Trust to undertake a Feasibility Study to convert the building into small enterprise units.

3.2 Scope of Survey / Limitations

We have not carried out any exposure work, intrusive examinations or destructive testing of any kind. If we deem this to be necessary, we will make recommendations for further exposure and/or testing.

We have not carried out any specialist tests of the service installations including gas, electric, water, telecoms, IT and drainage. Our report is based upon a visual inspection only. We may recommend specialist testing of these installations in our report.

This report has been prepared solely for the benefit of the client detailed above and may not be used or reproduced for any purpose without the express written permission of Ward Williams Associates. We accept no liability to any other party who may seek to rely upon the whole or any part of this report.



4.0 Background Information

4.1 Client Brief

The initial requirement is for an assessment to be undertaken of the existing property and to assess the following:

- a. The base building repairs in order to make the building wind and water tight.
- b. Undertake an assessment of the Statutory Requirements.
- c. Undertake assessment of the works required in order to offer the property for let.

As part of the assessment for the small enterprise units the following are to be considered:

- a. Provision of flexible accommodation.
- b. Provision of break out/informal meeting spaces.
- c. Provision of conference rooms.
- d. Improve the entrance/reception of the building.
- e. Provide suitable incubation spaces to encourage start-up businesses and innovation.
- f. Provision of suitable scheme for parking and access into the property.



5.0 Recommended Works

5.1 Base Building Alterations

As part of previous alterations or works undertaken to Black House, internal partitions have been provided to sub-divide the large open spaces into individual rooms/offices. As part of the works in order to improve the flexibility of the space, and to improve the main access, we recommend that some of these are removed or amended. It is also a requirement, especially at first and second floor levels, that some of the partitioning is removed in order allow the travel distances for the means of escape to fall within current standards.

At Appendix A we have provided indicative floor plans which show the existing layout and those works/demolitions which we would recommend in order to open these spaces. As part of this process we have also indicated the proposed use of these areas.

The works that we would recommend are as follows:

Ground floor level:

1. Removal of partition wall between rooms 17 and 18, creating a large office/conference room, with the blocking up of doorway (18).
2. Removal of partition wall between rooms 19 and 20 (including associated door) to create a large breakout room.

First floor level:

1. Removal of partition wall between rooms 16 and 17 to create a large office space. Blocking up of doorway (16).
2. Removal of partition walls between rooms 20 and 21, 21 and 22, and 22 and 23 to create one whole office unit. Create new door and connecting wall as marked on drawing between new space and room 20.

Second floor level:

1. Removal of partition wall between rooms 1 and 2, 2 and 3, 3 and 4, and remaining corridor wall (4) to create a large, self-contained office area.
2. Removal of partition wall between rooms 7 and 8 to create large office space.
3. Blocking up of doorway (7).

5.2 Base Building Repairs

In order to make the buildings wind and water tight and operationally safe we have undertaken a condition assessment of the internal and external elements. We have, at Appendix B, provided a copy of the Existing Plans and Elevations which highlight the areas where works are required to the external facade and a list of the recommended internal repairs and upgrades in order to allow the spaces to be let. Please note that we have assessed what the minimum amount of work would be required rather than undertaking a full refurbishment.



5.3 Mechanical Installations

As part of the redevelopment/refurbishment of the whole site consideration should be given to providing separate systems into each wing. This would give greater flexibility and control for each area. Within the Black House area we would recommend that the Small Enterprise Units, Communal Spaces, Theatre and Café are given separate zones and therefore controllability so that areas can be shut off or put into anti frost mode when not in use. All radiators should be provided with thermostatic valves.

5.4 Electrical Installations

As part of the proposals we have allowed for the replacements of the electrical installation with modern fixtures and fittings. Energy efficient LED lighting will be provided throughout with new small power, BT and IT installations provided throughout. Fibre Connections are available to the building and therefore it is intended to include this within each unit.

5.5 Furniture

As part of the proposals we have allowed a provision for the required furniture for the enterprise units and communal/shared facilities. This includes standard office furniture to the incubation offices as well as chairs and tables for the meeting rooms and sofa and chairs for the break out rooms.

5.6 External Works

The hard standing area immediately adjacent to the main building entrance should be set aside for disabled parking and deliveries. The main parking area to the west of the site should be refurbished along with the provision of a suitable access route to the main entrance to allow for staff parking. We have provided an indicative layout at Appendix A. To facilitate this we would recommend the following works are undertaken:

1. Thoroughly landscape and generally clean the roads, car park and courtyard including filling pot holes.
2. Renew parking bays to the main car park.
3. Provide suitable external lighting and wayfinding signs to the car park areas and the access roads and footpaths.
4. Provide a suitable footpath from the main car park to the main entrance to black house. This is to be provided with suitable finishes, wayfinding and lighting.
5. Contrasting nosings and Equality Act compliant hand rails are provided to the external steps.
6. Designation is provided to the hard standing demarking the disabled, delivery and visitor spaces.
7. Lift and reset loose slabs and replace broken slabs to the hard standing area.

5.7 Decorations

As part of the proposal we would recommend that full redecoration is undertaken.



6.0 Statutory Compliance

6.1 Planning & Listed Building

Due to the nature of the works we would suggest that a formal planning and listed building application would be required in order to achieve the following:

- a. Use of the main accommodation as commercial office space.
- b. Provision of a café within the hall area.

As the external works are of a minor nature and are mostly repair items and we are not planning at the stage to replace any of the window units, we do not believe that a formal application will need to be submitted for any of these items.

6.2 Building Regulations

Due to the nature of the works Building Regulation Approval will need to be sought. This will involve a plan check prior to starting on site and regular site visits during the construction period to approve completed works. This role can be undertaken by the Local Authority or Approved Inspector.

6.3 Asbestos

It is possible that a Management Asbestos Survey has been undertaken of the accommodation due to the knowledge that Asbestos is evident within the property. However, prior to any alteration works being undertaken as recommended above, a full refurbishment and demolition survey will be required. .

6.4 CDM Regulations

The works will fall under the Construction (Design and Management) Regulations 2015 and you will need to appoint a Principal Designer. This is a role that can be undertaken by WWA and a fee for this has been included in the budget costs below.

6.5 Regulatory Reform (Fire Safety) Order

It is apparent from our site inspection that some alterations are being undertaken to the fire detection and alarm system. To allow for the alterations which are proposed as part of this feasibility, it will be a requirement to assess these installations to ensure that they are still satisfactory and adequately cover all areas. Alongside this it will be necessary to evaluate the emergency lighting and signage.

At Second floor level the secondary means of escape is wholly inadequate and will need to be amended. Currently the route goes out onto the parapet gutter, which is not provided with any additional edge protection to a staircase leading down into the courtyard. When a detailed design is prepared this means of escape will either have to be amended, including the provision of additional



handrails, or, if this is not accepted by the Fire Officer, undertake upgrade works to the internal circulation space to provide a higher rated protected corridor.

6.6 Equality Act

As these works will be subject to a change of use it will be necessary to comply with the above. The main access to Black House is deemed acceptable as a disabled access ramp is provided although the handrails are not technically in strict accordance with the guidelines. We would also recommend that consideration is given to provided tactile paving immediately adjacent to the change of level in conjunction with the provision of contrasting nosings.

As indicated on the proposed site plan we would recommend that disabled parking is provided immediately adjacent to the main access.

Horizontal circulation through this building is deemed acceptable as the door openings and corridors are generally of a sufficient width although careful consideration should be given to contrasting colours to highlight door opening, edges of floor etc. when decoration works are undertaken. The vertical circulation space is more of an issue as no pedestrian lifts are provided. You will also note from the proposed plans, to overcome this, that we have put all exclusive uses such as conference rooms, breakout spaces etc. on the ground floor. This will mean that a person with limited mobility would be able to utilise all functions of the building and therefore will not be disadvantaged or discriminated against.

The café and theatre pose a more difficult issue. Access to the café through the building is deemed acceptable for the same reasonable as noted above. However, access direct into the café space is more of an issue. Stepped access is provided to both external access points. If these are to be utilised as primary entrances to this space then upgrade works will be required. The theatre has no level access either from within the building or from the external areas, further to this there is no direct access from the theatre to a Disabled WC facility. Alteration works will need to be undertaken to ensure compliance.

6.7 BREEAM

We understand a BREEAM 'Very Good' rating has been targeted due to the requirement for funding. WWA offer the full BREEAM Assessor and BREEAM Accredited Professional services and these would be integrated into the overall delivery team to ensure that this key deliverable remains on the project agenda throughout to achieve the required rating. A fee for this has been included in the budget costs below.

Two of the key deliverables will be:

- Compliant procurement process
- BREEAM and cross-cutting themes

WWA would produce a Procurement Strategy for the project that will support the funding application. The production of a procurement strategy should be seen as 'best practice' on all construction projects setting out timescales for each stage of the process, identify responsible



parties for the procurement as well as the person who will be responsible for carrying out gateway checks at the end of each stage of the procurement. These checks should examine that the process is compliant and also verify that a clear audit trail is in place.

The funding requirements will still allow WWA to determine the correct tender process and form of Contract to allow 'best value' to be achieved from project. In this case we are currently anticipating a single stage tender with either a JCT Standard Contract without Quantities or an NEC Option A Contract.

As this is an existing building we would anticipate a funding requirement to deliver BREEAM 'Very Good' as well as satisfying the cross cutting themes. The aim is to ensure a more sustainable society where the environment and economy work together, and in which all members of society are able to contribute to their full potential in the economy. As the property is listed and due to the isolated location of the site, a number of credits will be unachievable and the BREEAM Accredited Professional will assess and work with the project team to find solutions to achieve the required rating.

One of the key tools we use is a BREEAM and cross cutting themes workshop with the full project team. The BREEAM deliverables are discussed and assigned to the relevant parties. By managing and monitoring these as a standard part of the project rather than a peripheral task the BREEAM scores can be achieved more efficiently.



7.0 Programme & Finance

7.1 Timescales

The outline program for delivery of these works would be as follows:

- | | |
|--|----------|
| • Client approval to proceed | 1 week |
| • Initial design | 6 weeks |
| • Obtain client approval | 1 week |
| • Prepare details plans and working drawings | 4 weeks |
| • Obtain Building Regulation Approval | 8 weeks |
| • Prepare a Schedule of work | 4weeks |
| • Tender to 4nr contractors | 5 weeks |
| • Review tenders | 2 weeks |
| • Site mobilisation | 3 weeks |
| • Construction | 20 weeks |

Overall timespan: 54 weeks

If required certain aspects of the programme can be overlapped to allow for an earlier completion date. For example, the schedule of work can be prepared alongside the working drawing package and whilst building regulation consent is being obtained. It may also be possible to have a phased completion of the works allowing for the main small enterprise units to be completed prior to the café and theatre. However, it should be noted that undertaking the works with a phased completion could have an impact on the overall contract period.

7.2 Cost Plans

As previously stated the itemised costs for each of the options are provided at Appendix, D. We have below given a basic summary of the overall costs:

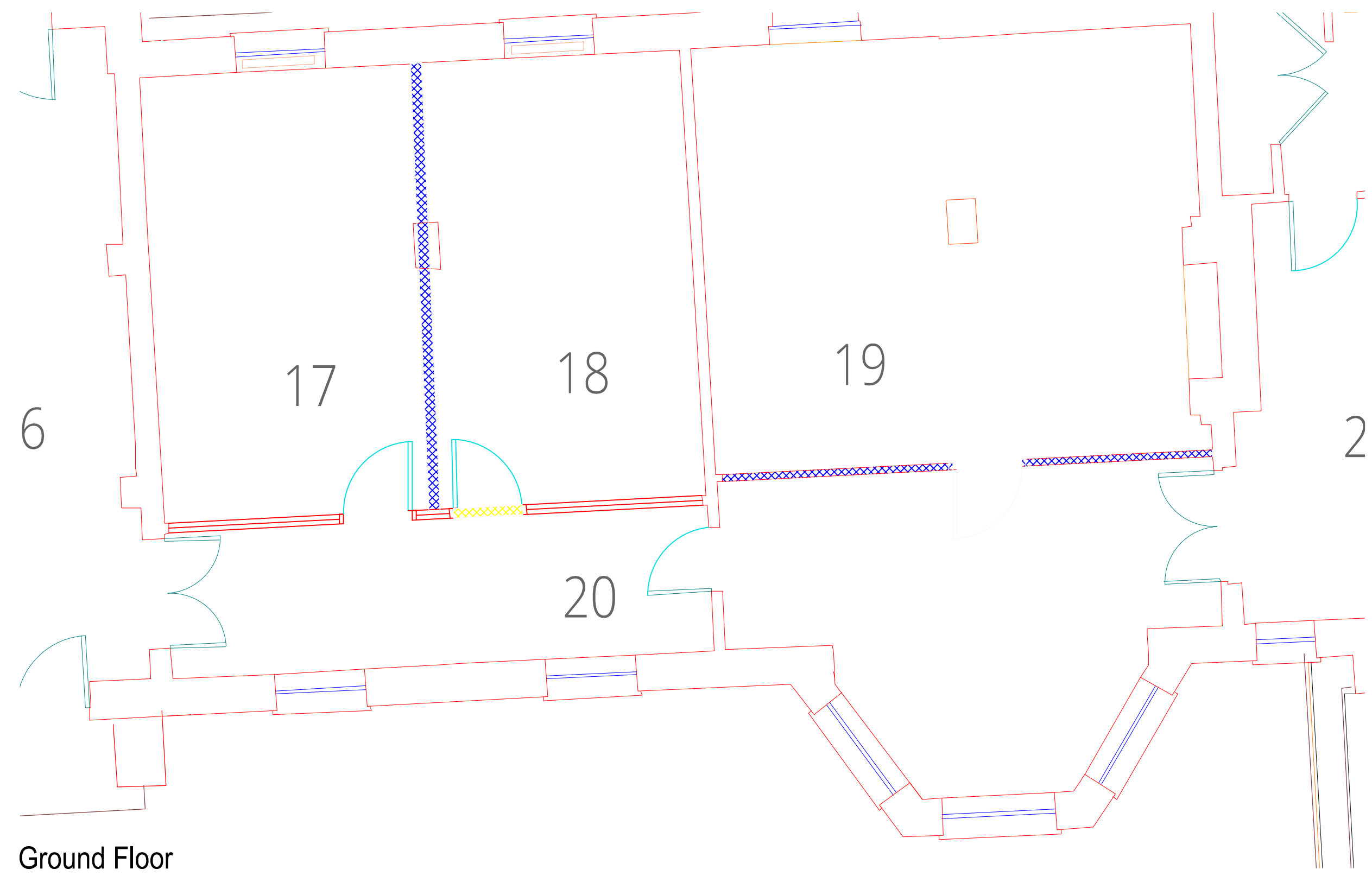
Element of Work (GIFA 1477m ²)	Cost (£ ex VAT)
Internal - Repair	376,050.00
Internal - Alterations	338,070.00
Façade	129,300.00
Music Rooms	30,000.00
Measured Works Total	873,420.00
Main Contractor's Preliminaries @ 20%	175,000.00
Overheads & Profit @ 8%	84,000.00
Estimated Construction Total	1,132,420.00
Building Surveyor and Quantity Surveyor	32,500.00



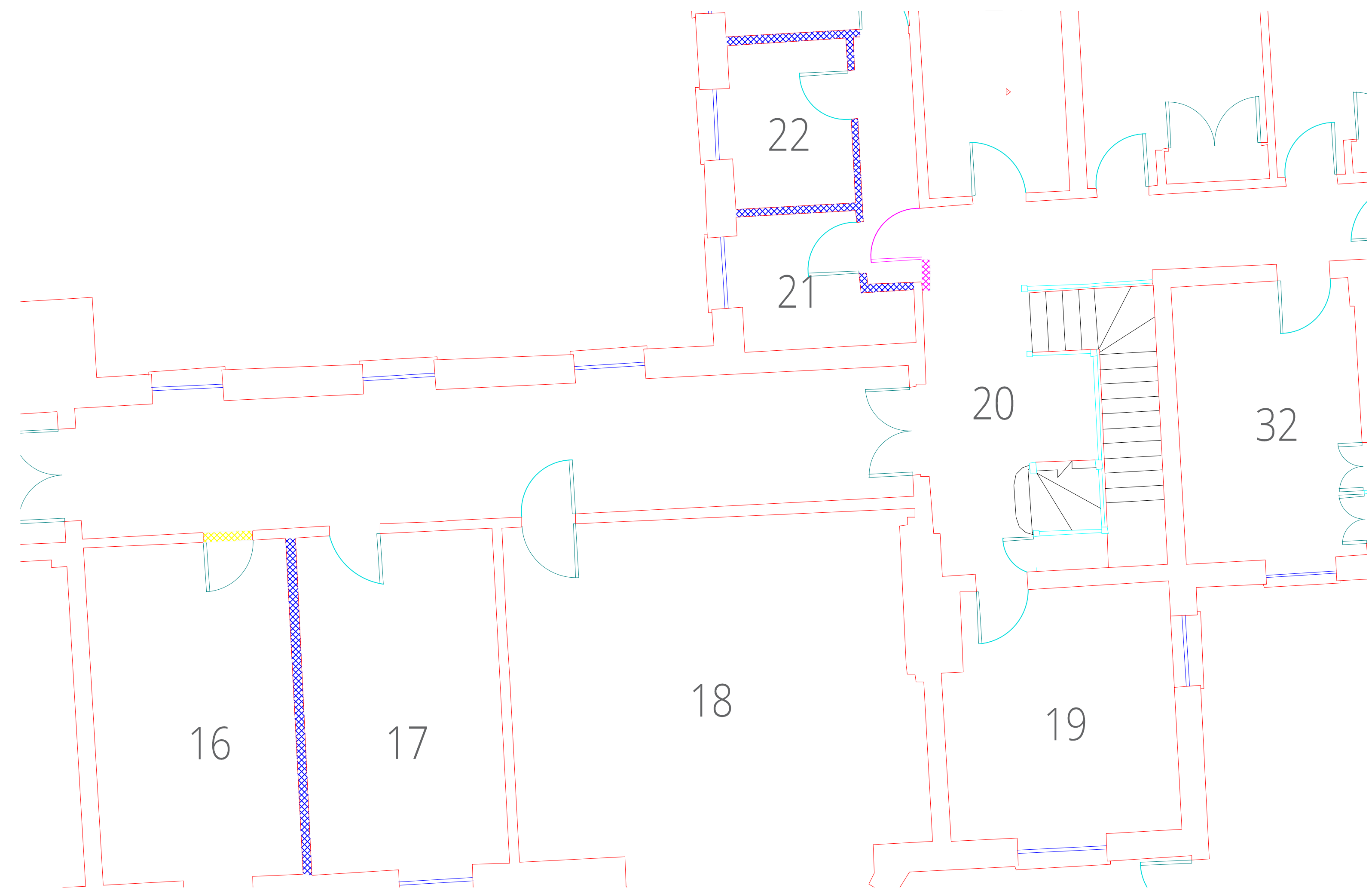
Project Manager	32,500.00
Services Engineer	22,500.00
Principal Designer	10,000.00
Sustainability Consultant (BREEAM AP)	20,000.00
Structural Engineer	5,000.00
Specialist Surveys	5,000.00
BREEAM – Registration and Specialist Services	8,150.00
Building Regulations	5,000.00
Net Total	1,273,070.00
VAT	254,620.00
Estimated Project Total	1,527,690.00



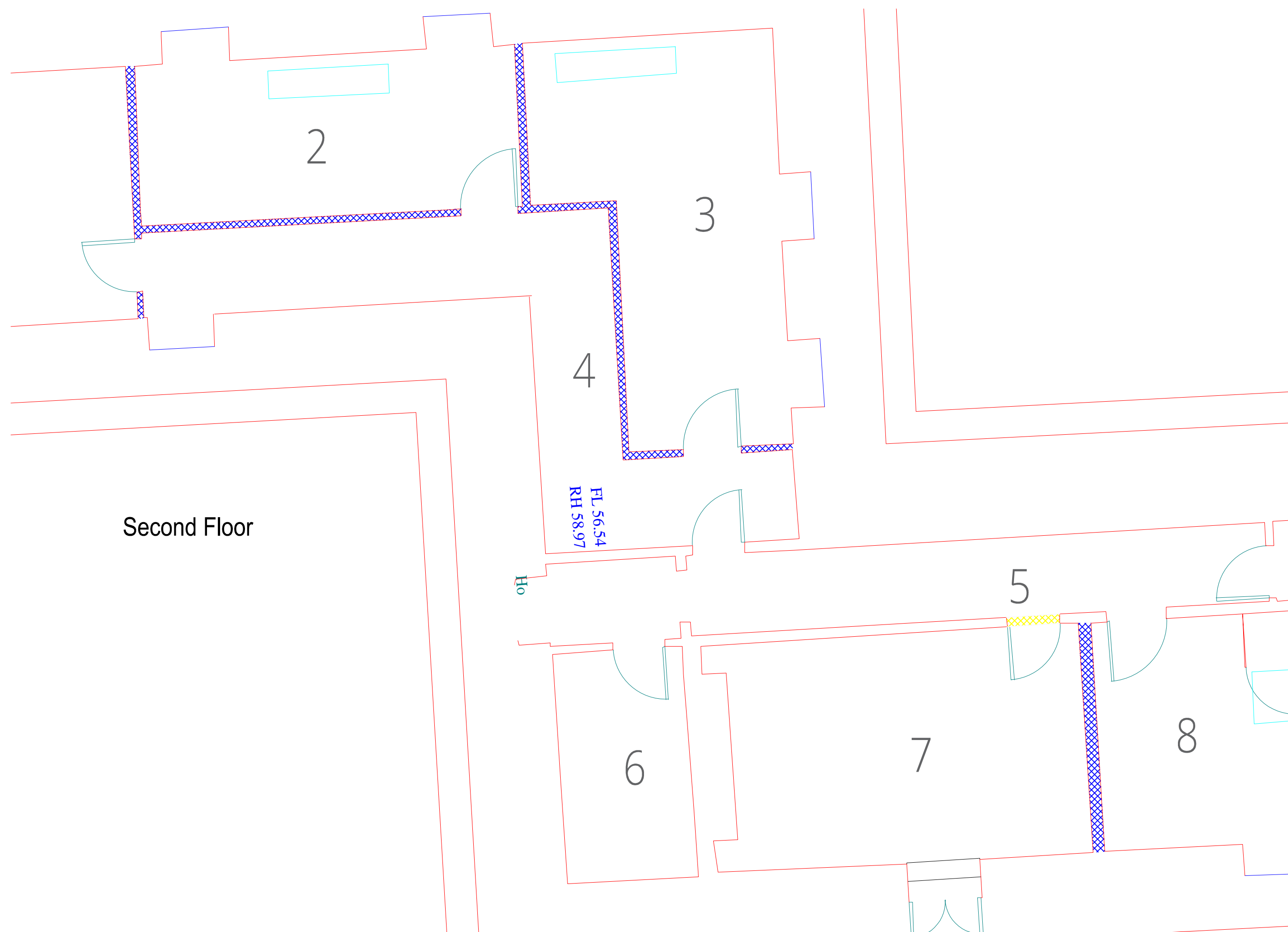
Appendix A – Demolition/Alteration Drawings






Ground Floor



First Floor



Second Floor

-  To be demolished
-  To be blocked up
-  To be constructed

A	11.08.2017	Logo added
0	09.08.2016	Original

Revisions



Dartington

Ward Williams Associates
 Compass House
 Truro Business Park
 Threemilestone
 Truro TR4 9LD
 www.wwasurveyors.com
 01872 272906



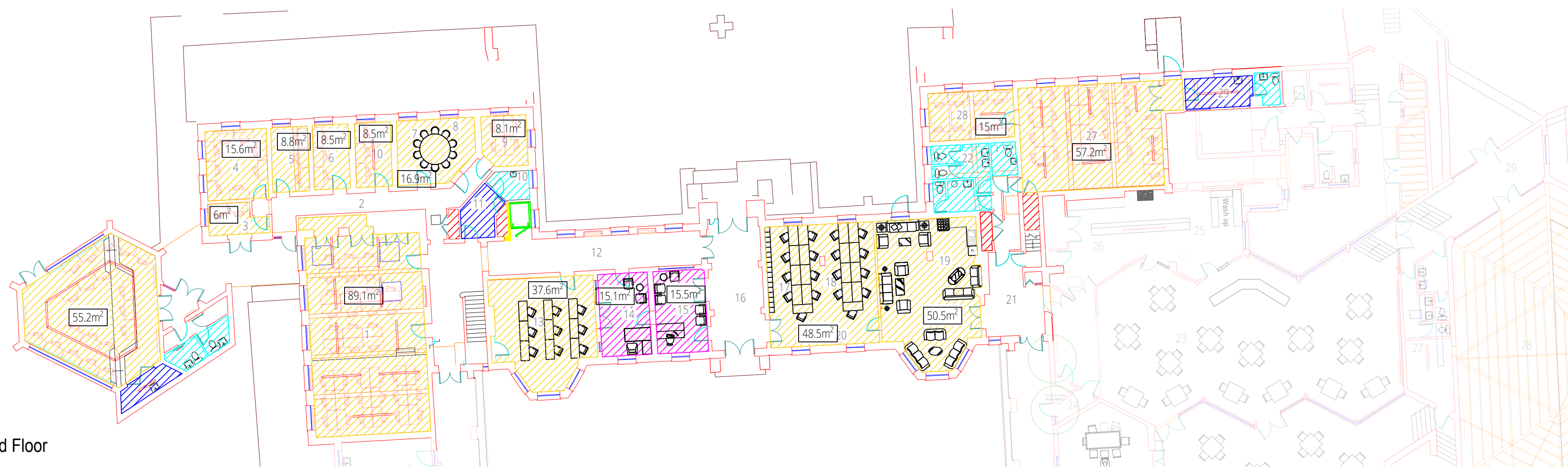
Proposed Demolition

At
 Foxhole Campus, Dartington Hall Estate
 For
 Dartington Hall Trust

Drawn:	LS	Checked:	DH
Scale:	1:50	Size:	A3
No:	16-4111BS-06	Rev:	A

All dimensions in mm unless otherwise stated.
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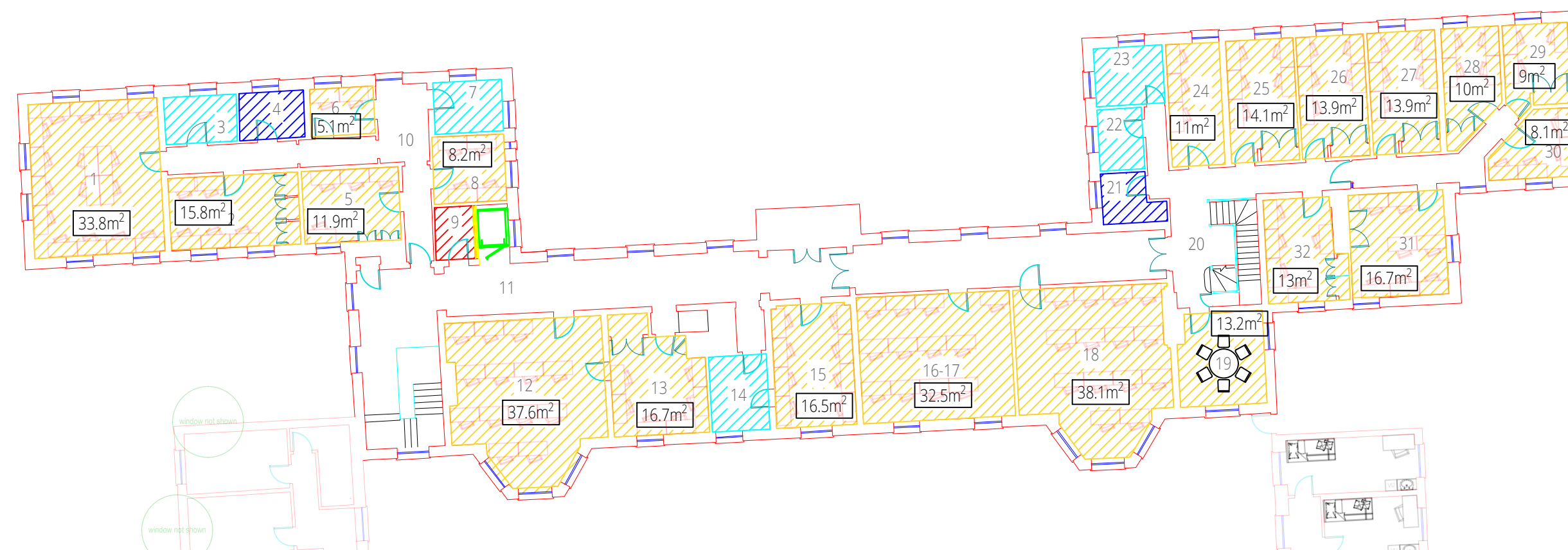
Ground Floor



Key:

- Lettable Space - 977.9 m²
- 386 Data points
- Landlords Offices/Breakout Space - 30.6 m²
- 2 Data points
- Kitchen
- WC
- Possible Server Space

First Floor



C	25.08.2017	Room areas altered
B	11.08.2017	Logos added
A	02.08.2017	Room alterations
0	07.02.2017	Original

Revisions



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Compass House
Truro Business Park
Threemilestone
Truro TR4 9LD
www.wwasurveyors.com
01872 272906



Proposed Floor Plans

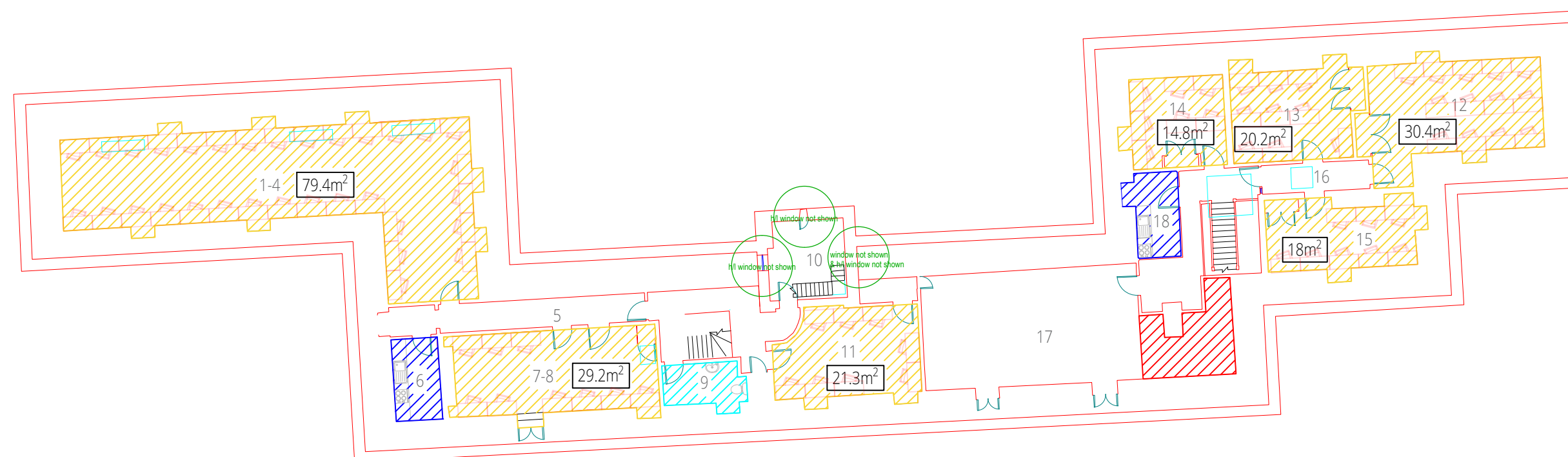
At
Black House, Foxhole Campus

For
Dartington Hall Trust

Drawn:	LS	Checked:	DH
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No:	16-4111BS-08	Rev:	C

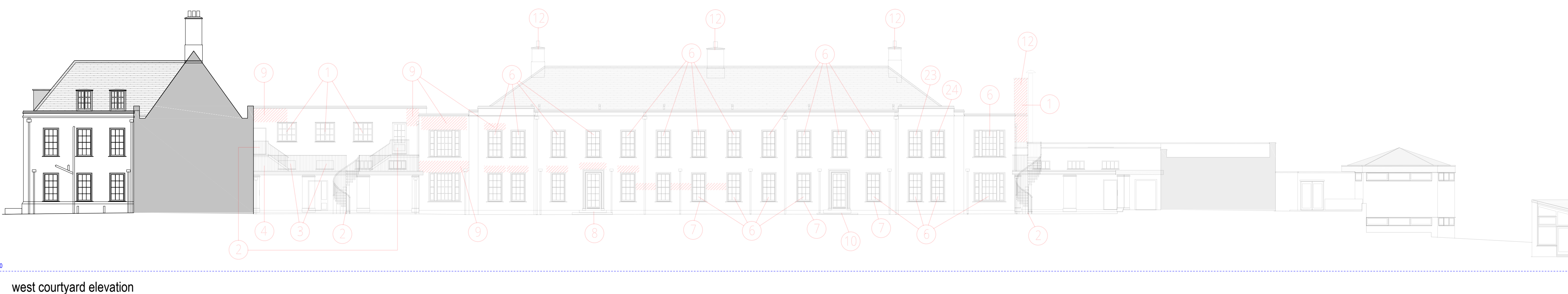
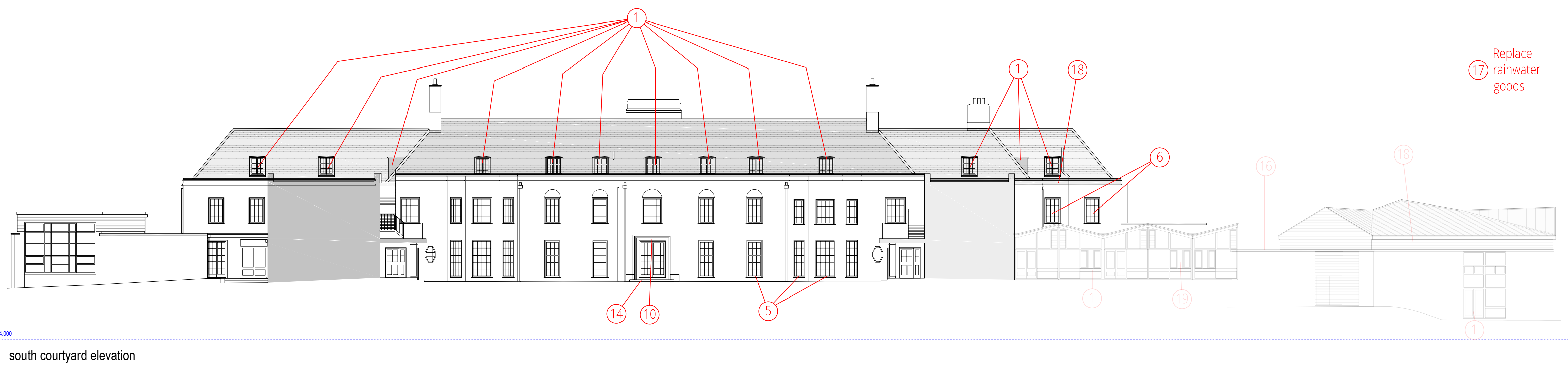
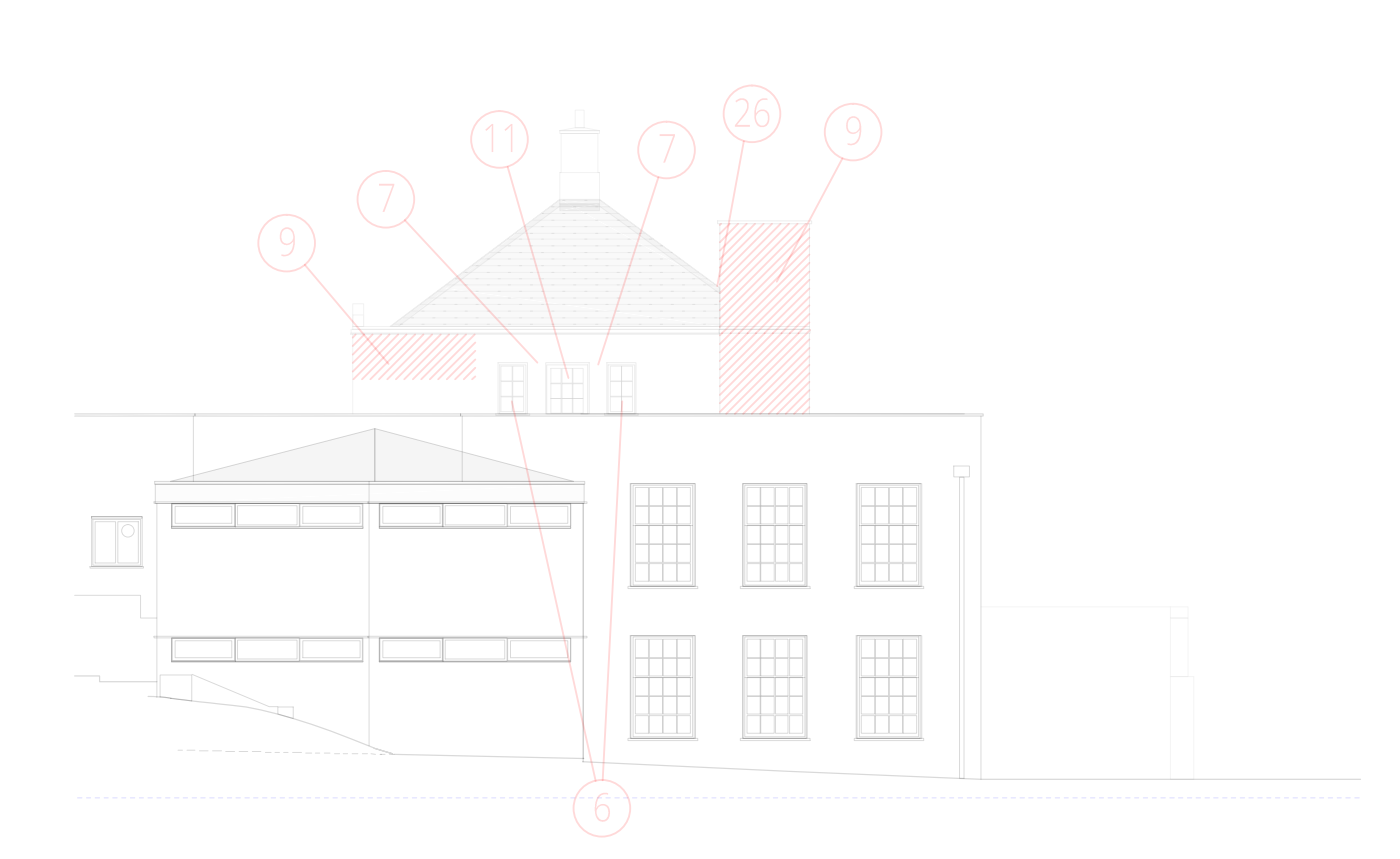
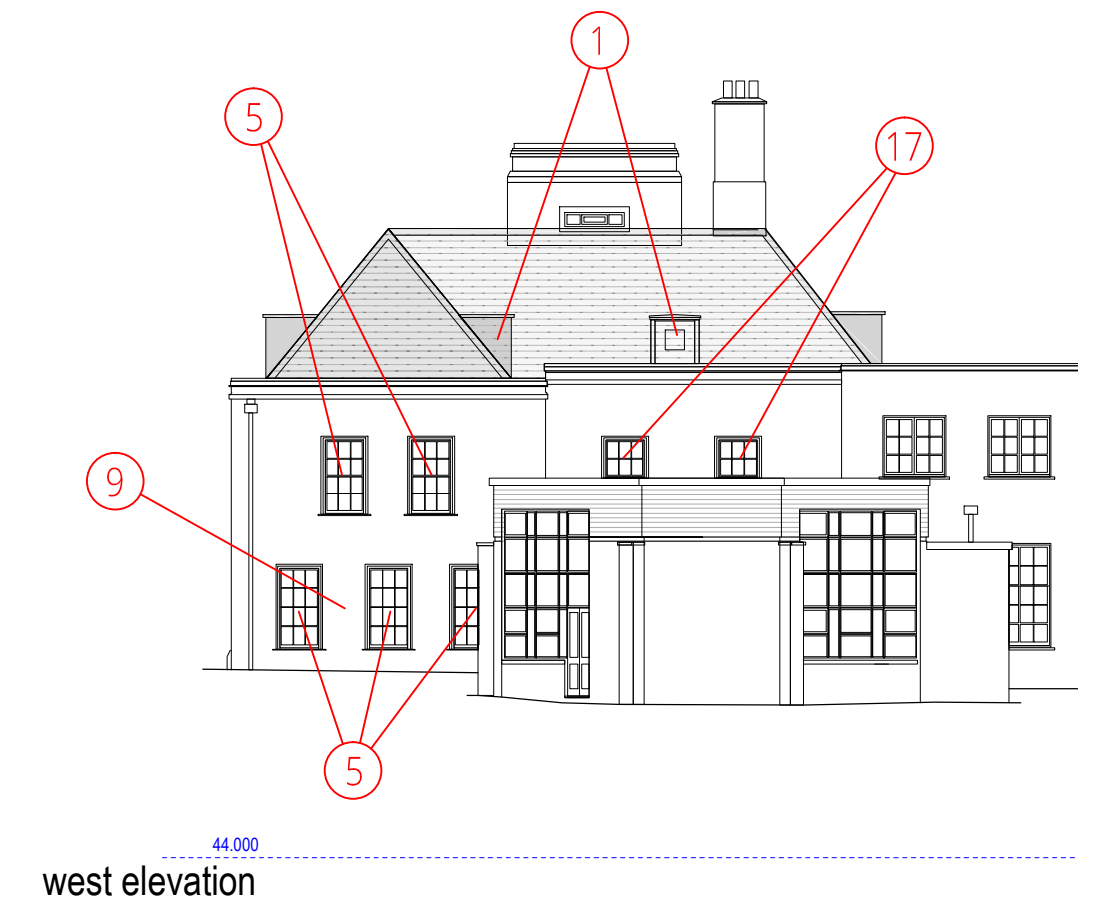
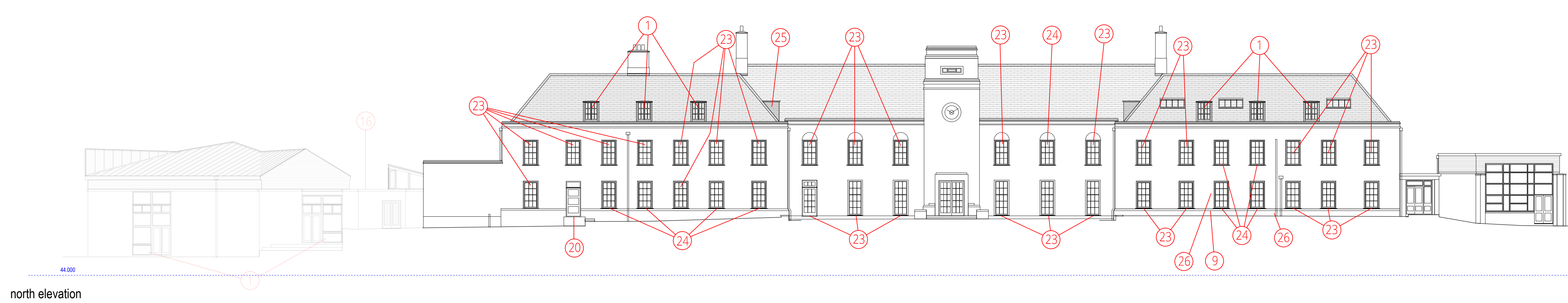
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Second Floor





Appendix B – Annotated Elevations



A	11.08.2017	Logos added
0	14.09.2016	Original

Revisions



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 Compass House
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Annotated Elevations

At
 Foxhole Campus

For
 Dartington Hall Trust

Drawn:	LS	Checked:	DH
Scale:	1:200	Size:	A1
No:	16-411BS-AE	Rev:	A

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Appendix C – Budget Costs



FOXHOLE CAMPUS (BLACK HOUSE)

FEASIBILITY ESTIMATE

DARTINGTON HALL TRUST

AUGUST 2017

Introduction

Ward Williams Associates have been commissioned by Dartington Hall Trust, to undertake a feasibility study for the proposed conversion of Black House into small enterprise units.

Black House Summary.

The Gross Internal Floor Area (GIFA) is 1477 m²

lettable Space	811.2	m ²
Short Term Space	116.2	m ²
Landlords	81	m ²

Description	Total (£)
Black House Internals - Repair	376,053.03
Black House Internals - Alterations	338,071.23
Black House Façade - Measured Works	129,297.00
Music Room	30,000.00

Measured Works Total	£873,421.25
-----------------------------	--------------------

Main Contractor's Preliminaries @20%	175,000.00
Overheads & Profit @ 8%	84,000.00

Total Estimated Construction Cost	£1,132,421.25
--	----------------------

Professional Fees

Building Surveyor and Quantity Surveyor	£32,500.00
Project Manager	£32,500.00
Services Engineer	£22,500.00
Principal Designer	£10,000.00
Sustainability Consultant (BREEAM AP)	£20,000.00
Structural Engineer	£5,000.00
Specialist Surveys	£5,000.00

Statutory Consents

BREEAM - Registration and Specialist Services	£8,150.00
Building Regulations	£5,000.00

Total Estimated Net Project Cost	£1,273,071.25
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VAT	£254,614.25
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Total Estimated Gross Project Cost	£1,527,685.50
---	----------------------

Ref.	Item	Quantity	Unit	Rate	Total (£)
Second Floor					
<u>Rooms 1 - 4</u>					
A	Allow for removal of all internal partitioning to these rooms as the means of escape especially to Room 1 are deemed to exceed acceptable levels.	48	m2	54.45	2,613.60
B	Allow for removing and replacing the 4 Nr glazed panels to the roof light, which are mismatched from within Room 1.	4	Nr	300.00	1,200.00
C	Allow for making good the perimeter walls in Room 1 where previous racking has been removed at low level. 32 Holes ranging from 15 – 100mm diameter are evident. Incl. decoration.	138	m2	12.00	1,656.00
D	Allow for lifting carpet tile finishes throughout which are provided. Either allow for the provision of new carpet tiles or for stripping back existing to softwood boarded floor and staining.	80	m2	42.00	3,360.00
E	Allow for removing 6m ² of polystyrene board to the ceiling within Room 4 area and replace with plasterboard and skim.	6	m2	45.50	273.00
F	Allow for overhauling 7 Nr timber casement windows to ensure left in good working order and fully decorate internally. - Incl. within Façade Works.	-	Nr		excl. (incl. in façade)
G	Allow for the replacement of the main access door with an FD30 fire door with appropriate self-closers.		item		900.00
<u>Room 5</u>					
H	Allow for lifting existing carpet tiles and either strip and stain softwood floor boarding or provide new floor finish.	27	m2	49.00	1,323.00
I	Allow for hacking off and replacing defective plaster ceiling amounting to 2m2 adjacent to the entrance to Room 10.	2	m2	55.00	110.00
J	Allow for removing and replacing 5m2 defective plaster in area adjacent to Room 10.	5	m2	49.00	245.00
K	Secondary means of escape from this corridor is through a three quarter height fire exit approximately 450mm off ground level. In order to make this comply we recommend that steps are provided to the internal face and the parapet externally between the fire door and the escape stairs is raised with a galvanised steel railing.		item		1,250.00
<u>Room 6</u>					
L	Allow for provision of fridge.		item		375.00
M	Allow for thoroughly cleaning down existing kitchen units.		item		180.00
<u>Room 7</u>					
N	Decision is to be made with respect to the double doors leading out to the bay roof. The existing parapet is insufficient for edge protection and therefore this is a health and safety risk. Windows need to be overhauled and our recommendation is restricted to prevent opening beyond 100mm.		item		800.00
O	Strip and stain floor.	14	m2	43.00	602.00
P	Remove and replace access door or upgrade access door to a 30 minute fire rating.		item		900.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>Room 8</u>					
A	Overhaul 1nr timber casement window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Allow for lifting and replacing carpet finish or stripping and staining existing floor.	14	m2	50.00	700.00
C	Allow for either replacing or upgrading the access door to FD30.		item		900.00
D	Allow for removing curtain rail provided to wall over access door.		item		25.00
<u>Room 9</u>					
E	Allow for removing and replacing existing suite consisting of WC, wash hand basin and bath. We recommend bath is removed and not reinstated.		item		1,550.00
F	Allow for overhauling 1 Nr casement window. - Incl. within Facade Works.		Nr		excl. (incl. in façade)
G	Allow for removing and replacing York towel dispenser.		item		36.00
H	Allow for removing and replacing 2 Nr mirrors.		item		125.00
I	Allow for the provision of mechanical extract ventilation.		item		375.00
J	Allow for provision of non-slip vinyl flooring.	6	m2	73.00	438.00
<u>Room 10 - No Works</u>					
<u>Room 11</u>					
K	Allow for removing and replacing 2m2 defective plaster adjacent to Room 10.	2	m2	50.00	100.00
L	Overhauling 2 Nr timber casement windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
M	Allow for removing loose furniture within cleaner's cupboard section.		item		75.00
N	Allow for thoroughly cleaning down Belfast sink within cleaner's cupboard section.		item		49.00
O	Allow for stripping down and re-staining floor.	21	m2	45.00	945.00
P	Allow for upgrading existing entrance door to an FD 30 rating.		item		900.00
<u>Room 12</u>					
Q	Allow for overhauling 2 Nr timber casement windows. - Incl. within Facade Works.		Nr		excl. (incl. in façade)
R	To 1 Nr window allow for replacing 1 Nr broken pane and removing and rebuilding top hung opening casement.		Nr		Incl.
S	Allow for professional cleaning floor finish.	30	m2	7.50	225.00
T	Allow for replacing existing fire door to ensure 30 minute fire rating.		item		900.00
<u>Room 13</u>					
U	Allow for overhauling 2 Nr timber casement windows. - Incl. within Façade Works.		Nr		Incl.
V	Allow for stripping and re-staining floor.	20	m2	45.00	900.00
W	Allow for removing and replacing 2m2 defective wall plaster.	2	m2	50.00	100.00
X	Allow for replacing to achieve 30 minute fire rating.		item		825.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>Room 14</u>					
A	Allow for overhauling 1 Nr timber casement window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Allow for lifting and either replacing or stripping floor finishing and staining.	15	m2	50.00	750.00
C	Allow for removing and replacing fire door.		item		900.00
D	Allow for removal of curtain track provided over access door.		item		37.50
<u>Room 15</u>					
E	Allow for removing and replacing 2m2 of defective plaster adjacent to chimney.	2	m2	50.00	100.00
F	Allow for removing and replacing 4m2 defective plaster adjacent to chimney.	4	m2	50.00	200.00
G	Allow for removing 2m2 defective plaster adjacent to dormer windows.	2	m2	50.00	100.00
H	Allow for overhauling 2 Nr timber casement windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
I	Allow for removing curtain tracks to windows.		item		50.00
J	Allow for removing curtain track over access door.		item		25.00
K	Allow for lifting floor finish and either replacing or stripping and staining floor boards.	18	m2	50.00	900.00
<u>Room 16</u>					
L	Allow for removing and replacing 1m2 defective ceiling plaster adjacent chimney within Room 15.	1	m2	61.00	61.00
M	Allow for removing and replacing 4m2 defective plaster adjacent to chimney Room 15.	4	m2	50.00	200.00
N	Allow for replacing floor finish	24	m2	55.00	1,320.00
O	Allow for thoroughly cleaning down roof light and making minor timber repairs to timber surround.		item		180.00
P	Allow for re-stripping and staining floor immediately outside Room 17.	5	m2	45.00	225.00
Q	Allow for removing and replacing carpet finish and nosings to staircase.		item		500.00
R	Allow for removing and replacing 1m2 defective ceiling plaster adjacent Room 17.	1	m2	61.00	61.00
S	Allow for removing and replacing 1m2 defective plaster to walls adjacent Room 17.	1	m2	55.00	55.00
<u>Unit 17 - No Works</u>					
<u>Room 18</u>					
T	Allow for overhauling 1 Nr timber casement window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
U	Allow for thoroughly cleaning down existing sink and cupboards under.		item		36.00
V	Allow for lifting and replacing floor finish.	7	m2	55.00	385.00
W	Allow for provision of additional worktop and cupboard space.		item		600.00
X	Allow for replacing existing door and associated fan light or replace to ensure 30 minute fire rating.		item		900.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
First Floor					
<u>Room 1</u>					
A	Overhaul 6 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Remove 6 Nr Venetian blinds provided to windows.	6	Nr	20.00	120.00
C	Undertake minor crack repair to ceiling.		item		91.00
D	Allow for re-polishing floor finish.	34	m2	43.00	1,462.00
E	Allow for replacing door to ensure 30 minute fire rating.		item		900.00
<hr/>					
F	Overhaul 2 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
G	Remove 2 Nr Venetian blinds.	2	Nr	20.00	40.00
H	Allow for reinstating 2m2 of woodblock flooring.	2	m2	150.00	300.00
I	Allow for re-polishing woodblock flooring.	16	m2	45.00	720.00
J	Allow for removing sink within cupboard and associated tiling and mirror.		item		190.00
K	Allow for provision of new cupboard door to match.		item		175.00
L	Allow for replacing access door to ensure 30 minute fire rating.		item		900.00
<u>Room 3</u>					
M	Retain existing bath		item		-
N	Allow for provision of new sink		item		300.00
O	Allow for provision of new WC.		item		375.00
P	Allow for provision of new floor finish.	6	m2	55.00	330.00
Q	Allow for overhaul of 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
R	Allow for removing curtain track and associated curtains.		item		25.00
S	Allow for replacement of wall tiling up to a height of 1.5m.	15	m2	77.00	1,155.00
<u>Room 4</u>					
T	Allow for overhaul of 1 Nr sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
U	Allow for replacement of kitchen units		item		3,750.00
<u>Room 5</u>					
V	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
W	Allow for re-polishing floor.	12	m2	43.00	516.00
X	Allow for providing more suitable form of boxing over wash hand basin provided within cupboard to possibly form a full width shelf.		item		325.00
Y	Replace door to ensure 30 minute fire rating.		item		900.00
4/14	TO COLLECTION				12,574.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
Room 6					
A	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Removing and replacing 2 Nr access doors.		item		1,700.00
C	Allow for re-polishing floor.	5	m2	43.00	215.00
Room 7					
D	Allow for the removal of the existing suite consisting of a WC and bath.		item		250.00
E	Allow for under drawing existing ceiling finish with plasterboard and battening.	6	m2	55.00	330.00
F	Allow for removal and replacement of all external wall plaster and for hacking off low level tiling.	16	m2	50.00	800.00
G	Allow for provision of new WC and wash hand basin.		item		375.00
H	Allow for replacement of ironmongery to access door.		item		200.00
I	Allow for provision of non-slip tile flooring.	6	m2	61.00	366.00
J	Allow for provision of mechanical ventilation.		item		375.00
K	Allowance for Provision of ceramic wall tiling behind sink		item		150.00
Room 9					
L	Allow for overhaul of 1 Nr timber vertical sliding sash window and 1 Nr metal frame casement window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
M	Allow for removal of wash hand basin and stainless steel stand and associated tiling.		item		125.00
N	Allow for provision of new floor finish.	7	m2	55.00	385.00
O	Allow for replacing door to insure 30min fire rating		item		900.00
Room 10					
P	Allow for overhaul of 1 Nr timber vertical sliding sash window. - Incl. within Façade works.		Nr		excl. (incl. in façade)
Q	Allow for re-polishing floor.	21	m2	43.00	903.00
Room 11					
R	Allow for overhauling 9 Nr timber vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
S	Allow for removing and replacing 2m2 of defective ceiling to rear right hand side.	2	m2	61.00	122.00
T	Allow for removing 4m2 defective wall plaster to rear right hand side.	4	m2	55.00	220.00
U	Allow for raising existing handrail height to the rear right hand staircase which is deemed to be too low.		item		1,250.00
V	Allow for re-polishing floor.	89	m2	43.00	3,827.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
Room 12					
A	Allow for removing polystyrene tiles from ceiling and under drawing with battens and new plasterboard and skim.	38	m2	43.00	1,634.00
B	Allow for removing 2 Nr stainless steel racks from walls and make good.		item		125.00
C	Allow for overhauling 3 Nr vertical sliding sash timber casement windows. - Incl. within Façade works.		Nr		excl. (incl. in façade)
D	Allow for replacing access door.		item		900.00
E	Allow for sanding down and re-polishing floor finish.	38	m2	43.00	1,634.00
F	Allow for provision of ventilation to blocked fire place.		item		125.00
Room 13					
G	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
H	Allow for re-polishing floor.	16	m2	43.00	688.00
I	Allow for replacing access door.		item		900.00
J	Allow for removing fibreboard from walls and making good prior to decoration. This amounts to 8m2.	8	m2	18.00	144.00
Room 14					
K	Allow for replacement of 1m2 of defective wall plaster.	1	m2	55.00	55.00
L	Allow for replacing existing wk. and wash hand basin		item		725.00
M	Allow for removal and replacement of existing towel dispenser and soap dispenser.		item		50.00
N	Allow for overhauling vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
O	Allow for removing curtain track and associated curtains.		item		25.00
P	Allow for provision of mechanical extract ventilation.		item		375.00
Room 15					
Q	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
R	Allow for removing and replacing access door.		item		900.00
S	Allow for re-polishing floor.	17	m2	43.00	731.00
T	Allow for removing old curtain track batten.		item		25.00
Room 16					
U	Allow for overhauling 1nr vertical sliding sash window		Nr		excl. (incl. in façade)
V	Allow for replacing access door.		item		900.00
W	Allow for lifting cork tiles to floor, sanding floor and re-polishing.	16	m2	50.00	800.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>Room 17</u>					
A	Allow for overhauling 1nr vertical sliding sash window		Nr		excl. (incl. in façade)
B	Allow for replacing access door		item		900.00
C	Allow for lifting cork tiles to floor, sanding floor and re-polishing.	16	m2	50.00	800.00
<u>Works to rooms 16 & 17 from drawings</u>					
D	Allow for removal of existing stud partition between Rooms 16 & 17 incl making good.	17	m2	55.00	935.00
E	Allow for blocking up 1 Nr doorway (presume stud) including plasterboard both sides and plaster skim.		item		250.00
<u>Room 18</u>					
F	Allow for overhauling 3 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
G	Allow for lifting existing carpet tile finish, strip floor and polish.	38	m2	50.00	1,900.00
H	Allow for replacing access door.		item		900.00
<u>Room 19</u>					
I	Allow for overhauling 2 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
J	Allow for removing and replacing 2m2 defective plaster adjacent to left hand window.	2	m2	50.00	100.00
K	Allow for re-polishing floor.	13	m2	43.00	559.00
L	Allow for replacing access door.		item		900.00
M	Allow for provision of furniture		item		2,500.00
<u>Room 20</u>					
N	Allow for lifting strip of carpet and re-polish floor.	33	m2	50.00	1,650.00
O	Allow for removing intermediate door and frame including making good walls.		item		250.00
<u>Rooms 21</u>					
P	Allow for overhauling 2nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
Q	Allow for replacing existing kitchen units		item		3,750.00
R	Allow for provision of non-slip vinyl flooring.	20	m2	60.00	1,200.00
S	Allow for provision of new door		item		900.00
<u>Rooms 22</u>					
T	Allow for overhauling 1nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
U	Allow for replacing WC and sink		item		725.00
V	Allow for provision of mechanical extract ventilation.		item		375.00
7/14	TO COLLECTION				18,594.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>Room 23</u>					
A	Allow for replacement of 4m2 of defective wall plaster.	4	m2	50.00	200.00
B	Allow for replacing WC and sink		item		725.00
C	Allow for provision of non-slip vinyl flooring.				incl. in Room 21
D	Allow for provision of mechanical extract ventilation.		item		330.00
<u>Works to rooms 21, 22, 23 from drawings</u>					
E	Allow for removal and disposal offsite for 3 Nr internal doors.	3	Nr	50.00	150.00
F	Allow for removal of existing stud partition between Rooms 21, 22 & 23 incl making good.	30	m2	55.00	1,650.00
G	Allow for new stud wall and opening to the rooms (formerly rooms 21, 22 & 23).	4	m2	72.00	288.00
H	Allow for provision of new door		item		900.00
<u>Room 24</u>					
I	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
J	Allow for re-polishing floor.	11	m2	43.00	473.00
K	Allow for infilling vent over access door to ensure adequate fire separation.		item		150.00
L	Allow for replacing access door.		item		900.00
<u>Room 25</u>					
M	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
N	Allow for replacing access door.		item		900.00
O	Allow for re-polishing floor.	14	m2	43.00	602.00
P	Allow for removing sink and associated tiling and make good.		item		175.00
<u>Room 26</u>					
Q	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
R	Allow for replacing access door.		item		900.00
S	Allow for re-polishing floor.	14	m2	43.00	602.00
T	Allow for removing sink and associated tiling and make good.		item		175.00
U	Allow for removing curtain track and associated curtain.		item		25.00
<u>Room 27</u>					
V	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
W	Allow for replacing access door.		item		900.00
X	Allow for re-polishing floor.	14	m2	43.00	592.90
Y	Allow for removing sink and associated tiling and make good.		item		175.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
Room 28					
A	Allow for overhauling 1 Nr vertical sliding sash timber window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Allow for re-polishing floor.	10	m2	43.00	430.00
C	Allow for replacing access door.		item		900.00
Room 29					
D	Allow for overhauling 1 Nr vertical sliding sash timber window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
E	Allow for re-polishing floor.	9	m2	43.00	387.00
F	Allow for replacing access door.		item		900.00
G	Allow for removal of curtain track and associated curtain.		item		25.00
H	Allow for upgrading fan light over access door.		item		150.00
Room 30					
I	Allow for overhauling existing window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
J	Allow for re-polishing floor.	8	m2	43.00	344.00
K	Allow for upgrading and replacing access door.		item		900.00
Room 31					
L	Allow for overhauling 2 Nr vertical sliding sash windows - Incl. within Façade Works.		Nr		excl. (incl. in façade)
M	Allow for replacing 1 Nr pane of cracked glass. 1 Nr pane of glass has an integral vent which is broken. - Incl. within Façade Works.		Nr		incl.
N	Allow for re-polishing floor.	17	m2	43.00	731.00
O	Allow for replacing access door.		item		900.00
Room 32					
P	Allow for removing and replacing 5m2 defective plaster ceiling.	5	m2	55.00	275.00
Q	Allow for re-polishing floor.	13	m2	43.00	559.00
R	Allow for replacing access door.		item		900.00
S	Allow for removing sink and associated stand.		item		175.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>Ground Floor</u>					
<u>Room 1</u>					
A	Allow for removing and replacing 1m2 defective wall plaster.	1	m2	50.00	50.00
B	Allow for reinstating 1 Nr access door and replacing 2 Nr access doors.		item		1,925.00
C	Allow for removing and replacing 4m2 defective ceiling plaster.	4	m2	55.00	220.00
D	Allow for removing and replacing 5m2 defective plaster to internal walls.	5	m2	44.00	220.00
E	Allow for re-polishing floor.	125	m2	43.00	5,375.00
F	Allow for overhauling 4 Nr vertical sliding sash timber windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
G	Allow for removing raised floor area		item		300.00
<u>Room 2</u>					
H	Allow for overhauling 1 Nr external door. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
I	Allow for re-polishing floor.	45	m2	43.00	1,935.00
<u>Room 3</u>					
J	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
K	Allow for overhauling 1 Nr double external door. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
L	Allow for removing 1 Nr curtain track and associated boxing.		item		25.00
M	Allow for re-polishing floor.	6	m2	43.00	258.00
N	Allow for replacing access door.		item		900.00
<u>Room 4</u>					
O	Allow for overhauling 3 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
P	Allow for replacing 1 Nr pane of glass.- Incl. within Façade Works.		Nr		incl.
Q	Allow for removing 3 Nr curtain tracks and associated boxing.		item		75.00
R	Allow for removing 1 Nr Venetian blind.		item		20.00
S	Allow for removing and replacing 4m2 defective plaster.	4	m2	50.00	200.00
T	Allow for re-polishing floor.	16	m2	43.00	688.00
U	Allow for replacing access door.		item		900.00
<u>Room 5</u>					
V	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
W	Allow for re-polishing floor.	9	m2	43.00	387.00
X	Allow for replacing access door.		item		900.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
Room 6					
A	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Allow for re-polishing floor.	9	m2	43.00	387.00
C	Allow for replacing access door.		item		900.00
Room 7					
D	Allow for overhauling 2 Nr vertical sliding sash timber windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
E	Allow for re-polishing floor.	9	m2	43.00	387.00
F	Allow for replacing access door.		item		90.00
G	Allow for the provision of a ceiling mounted projector and screen		item		2,500.00
H	Allow for provision of furniture		item		2,500.00
Room 8 - No works					
Room 9					
I	Allow for overhauling 2 Nr vertical sliding sash timber windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
J	Allow for re-polishing floor.	8	m2	43.00	344.00
K	Allow for replacing access door.		item		900.00
L	Allow for provision of furniture				
Room 10					
M	Allow for overhauling 1 Nr vertical sliding sash window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
N	Allow for re-polishing floor.	9	m2	43.00	387.00
O	Allow for replacing access door.		item		900.00
Room 11					
P	Allow for removing and replacing kitchen units.		item		5,000.00
Q	Allow for overhauling 1 Nr vertical sliding sash timber window and 1 Nr metal frame window. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
R	Allow for provision of vinyl flooring throughout.	13	m2	61.00	793.00
S	Allow for mechanical extract ventilation to both areas.		item		600.00
Room 12					
T	Allow for 2m2 of isolated plaster repairs to internal arch.	2	m2	71.00	142.00
U	Allow for overhauling 3 Nr vertical sliding sash timber windows. Include for provision of safety glass in low areas. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
V	Allow for re-polishing floor.	27	m2	43.00	1,161.00
W	Allow for overhauling 1 Nr set of external fire escape doors.		item		600.00
X	Allow for provision of disabled platform lift up to first floor level including all necessary structural alteration to form opening		item		25,000.00
11/14			TO COLLECTION		42,591.00
Room 13					

FOXHOLE CAMPUS (BLACK HOUSE) - DARTINGTON HALL TRUST
FEASIBILITY STUDY
BLACK HOUSE INTERNALS - MEASURED WORKS



Ref.	Item	Quantity	Unit	Rate	Total (£)
A	Allow for overhauling 3 Nr vertical sliding sash windows. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
B	Allow for replacement of 2 Nr cracked panes of glass. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
C	Allow for provision of safety glass at low levels.		item		excl. (incl. in façade)
D	Allow for replacing access door.		item		900.00
E	Allow for re-polishing floor.	38	m2	43.00	1,634.00
F	Allow for the provision of a ceiling mounted projector and screen		item		2,500.00
G	Allow for the provision of furniture		item		1,750.00
<u>Room 14</u>					
H	Allow for overhauling vertical sliding sash windows and provision of safety glass at low level. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
I	Allow for re-polishing floor.	15	m2	43.00	645.00
J	Allow for replacing access door.		item		900.00
K	Allow for provision of furniture		item		600.00
<u>Room 15</u>					
L	Allow for overhauling vertical sliding sash window and provision of safety glass at low level. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
M	Allow for lifting floor finishing and sand and polish floors.	15	m2	50.00	750.00
N	Allow for the provision of furniture		item		375.00
<u>Room 16</u>					
O	Allow for overhauling double external doors to front and rear.		Nr		excl. (incl. in façade)
P	Allow for cleaning down and re-polishing floor.	26	m2	43.00	1,118.00
Q	Allow for overhauling double doors to main corridor.		item		600.00
R	Allow for the provisions of card access lock to stairs door		item		610.00
<u>Room 17</u>					
S	Allow for overhauling 1Nr vertical sliding sash timber window and providing safety glass at low levels. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
T	Allow for re-polishing floor.	36	m2	43.00	1,548.00
U	Consider removal of newer additions.				excl.
V	Allowance for provision of furniture.		item		3,000.00
W	Allow for the provision of a ceiling mounted projector and screen.		item		2,500.00
<u>Room 18</u>					
X	Allow for overhauling 1Nr vertical sliding sash timber window and providing safety glass at low levels. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
Y	Allow for re-polishing floor.				incl.
Z	Consider removal of newer additions.				excl.
12/14			TO COLLECTION		19,430.00
<u>Room 19</u>					
A	Allow for removal and replacement of 3m2 of external wall plaster.	3	m2	50.00	150.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
B	Allow for re-polishing floor.	32	m2	43.00	1,376.00
C	Allow for overhauling 1 Nr external door and associated fan light. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
D	Give consideration to removal of later additions.				excl.
E	Allowance for provision of furniture and kitchen units		item		5,000.00
	<u>Room 20</u>				
F	Allow for decoration works throughout . - Incl. within General Items				
G	Allow for overhauling 5 Nr vertical sliding sash windows. Replace glazing at lower level with safety glass. - Incl. within Façade Works.		Nr		excl. (incl. in façade)
H	Allow for overhauling 1 Nr single and 1 Nr double intermediate door.		item		900.00
	<u>Room 21</u>				
I	Allow for re-polishing floor.	17	m2	43.00	731.00
J	Allow for overhauling 1 Nr door and a half fire exit door.		item		725.00
K	Allow for the provision of card access lock to stairs door		item		600.00
	<u>Room 22</u>				
L	Incorporates all of the WCs.				excl.
M	Allow for replacing all suites		item		2,500.00
N	Allow for replacing floor finishes	23	m2	61.00	1,403.00
O	Allow for removing and replacing all wall tiling within gents WC. All walls up to a height of 2.2m	92	m2	73.00	6,716.00
	<u>Room 27</u>				
P	Allow for overhauling 3no. vertical sliding sash windows.				excl. (incl. in façade)
Q	Allow for the replacement of 4m2 of defective wall plaster	4	m2	43.00	172.00
R	Allow for the replacement of 2m2 ceiling plaster	2	m2	55.00	110.00
S	Allow for replacement of 2no. access doors	2	Nr	900.00	1,800.00
T	Allow for the provision of new floor finish	64	m2	55.00	3,520.00
	<u>Room 28</u>				
U	Allow for overhauling 3no. vertical sliding sash windows.				excl. (incl. in façade)
V	Allow for the replacement of 2m2 of defective wall plaster	2	m2	50.00	100.00
W	Allow for the replacement of 1m2 ceiling plaster	1	m2	61.00	61.00
X	Allow for replacement of access door	1	Nr	900.00	900.00
Y	Allow for the provision of new floor finish	17	m2	55.00	935.00
13/14			TO COLLECTION		27,699.00

Ref.	Item	Quantity	Unit	Rate	Total (£)
	<u>Room 29</u>				
A	Allow for overhauling 1no. vertical sliding sash windows.				excl. (incl. in façade)
B	Allow for the replacement of 3m2 of defective wall plaster	3	m2	50.00	150.00
C	Allow for the replacement of 2m2 ceiling plaster	2	m2	55.00	110.00
D	Allow for replacement of external door				excl. (incl. in façade)
E	Allow for replacement of internal access doors	1	Nr	900.00	900.00
F	Allow for the provision of new floor finish	14	m2	55.00	770.00
G	Allow for replacement of the existing wks. and wash hand basins		item		1,250.00
H	Allow for the provision of new tiling behind wash hand basin		item		125.00
I	Allow for provision of galvanized railings to landing outside external door				excl. (incl. in façade)
	<u>General Items;</u>				
J	Allow for full decoration of ceilings, walls and joinery. All walls and ceilings to be cross lined prior to decoration	1477	m2	18.00	26,586.00
K	Allow for further provision of external lighting to access secondary car park		item		6,000.00
	Allowance for furniture to 'incubation' rooms		item		15,125.00
L	Allowance for signage (to all floors).		item		6,000.00
M	Allowance for adaption and alterations to Mechanical systems within Black House (to all floors)	1477	m2	102.85	151,909.45
	Allowance for small power	1008	m2	79.85	80,488.80
	Allowance for IT/Data cabling and points (assume Cat5e)	1008	m2	40.00	40,320.00
N	Builders Work in Connection (BWIC) with adaption and alterations to M&E Systems		5%		13,640.00
O	Allowance for repair works to perimeter road	1790	m2	17.50	31,325.00
P	Allowance for reinstating markings for parking bays		item		1,750.00
Q	Allowance for resurfacing car parking bays to main car park	1500	m2	30.00	45,000.00
R	Allowance for forming new footpath between carpark and North Wing (assume 1.2m width)		item		13,250.00
S	Allowance for Solar Canopy to carpark.		item		35,000.00
T	Allowance for planting to raise ecological benefit		Item		15,000.00
U	Allow for cycle and miscellaneous provisions		item		20,000.00



Ref.	Item	Quantity	Unit	Rate	Total (£)
	<u>COLLECTION</u>				
	Page 01/14				15,787.60
	Page 02/14				9,168.00
	Page 03/14				7,585.50
	Page 04/14				12,574.00
	Page 05/14				12,493.00
	Page 06/14				10,736.00
	Page 07/14				18,594.00
	Page 08/14				10,812.90
	Page 09/14				7,576.00
	Page 10/14				14,378.00
	Page 11/14				42,591.00
	Page 12/14				19,430.00
	Page 13/14				27,699.00
	Page 14/14				504,699.25

TO SUMMARY

714,124.25



Ref.	Item	Quantity	Unit	Rate	Total (£)
<u>External Windows & Doors</u>					
A	Allow for overhauling timber casement windows to ensure left in good working order and fully decorate.	22	Nr	490.00	10,780.00
B	Allow for replacement of broken pane of glass and removing and rebuilding top hung opening casement.	1	Nr	670.00	670.00
C	Allow for overhauling vertical sliding sash window	83	Nr	910.00	75,530.00
D	Allow for overhauling metal frame casement window	1	Nr	790.00	790.00
E	Allow for overhauling existing window	1	Nr	720.00	720.00
F	Allow for replacing 1 Nr. pane of cracked glass. 1 Nr. pane of glass has an integral vent which is broken.	1	Nr	365.00	365.00
G	Allow for replacing broken panes of glass.	3	Nr	385.00	1,155.00
H	Allowance for provision of safety glass to windows at low level	13	Nr	485.00	6,305.00
I	Allow for overhauling 1 Nr. external door.	1	Nr	610.00	610.00
J	Allow for overhauling 1 Nr. double external door.	3	Nr	785.00	2,355.00
K	Allow for overhauling 1 Nr. external door and associated fan light.	1	Nr	665.00	665.00
L	Allow for replacement of external door.	1	Nr	1,750.00	1,750.00
<u>External Works (Generally)</u>					
M	Repair render to reveals and re-decorate.	2	m	50.00	100.00
N	Hack off cracked / blown render, re-render and re-decorate to match existing.	12	m2	61.00	732.00
O	Remove vegetation and re-point areas to stone surround.		item		610.00
P	Allowance for replacing slabs to external steps.		item		1,750.00
Q	Allowance for replacement of rainwater goods.		item		3,050.00
R	Allow for stripping the existing felt lined parapet gutter to the full perimeter of Blackhouse and replace with lead. Allow for the provision of new plywood gutter boards.	200	m	97.50	19,500.00
S	Allowance for provision of edge protection to external staircase landing.	1	Nr	610.00	610.00
T	Remove vegetation growth generally.		item		1,250.00



Ref.	Item	Quantity	Unit	Rate	Total (£)
	<p><u>COLLECTION</u></p> <p>Page 01/2</p>				129,297.00
TO SUMMARY					129,297.00

Assumptions, Exclusions, Notes and Information Used

Assumptions

- 1 All works to windows are included within façade works.
- 2 Floor finishes have been assumed as carpet but rate will be similar if renovated timber is preferred.
- 3 Assume new internal walls to be constructed using timber stud, plasterboard and plaster skim.
- 4 All internal blocking up is assumed using timber stud, plasterboard and skim.
- 5 Assume walls and doors rather than cubicles for WCs and Showers.
- 6 A light touch scope of works has been assumed generally as opposed to a complete refurbishment.

Exclusions

- 1 New windows - except where stated.
- 2 Replacement internal doors and fanlights, unless otherwise stated.
- 3 Structural works of any kind.
- 4 Repair works other than any making good identified.
- 5 No allowance for FF&E except for signage or where specifically identified .
- 6 No allowance has been made for asbestos removal works.
- 7 Consider Removal of New additions?

Notes

- 1 Ward Williams Associates are unable to advise on V.A.T. The client should seek professional guidance regarding this matter
- 2 Prices are at current rates with no allowance for tender price inflation
- 3 The estimate assumes a JCT traditional contract procured through a single stage competitive tender process

Information used

Ward Williams Associates

- i Annotated Elevations - 16-4111BS-AE Rev 0
- ii First Floor North 16-4111BS-DP Rev 0
- iii Blackhouse Proposals 16-4111BS-07 Rev 0
- iv Blackhouse Proposals 16-4111BS-08 Rev A
- v Proposed Demolition 16-4111BS-06 Rev 0
- vi Proposed WC/Shower Room Plan - 16-4111BS-02 Rev 0
- Vii Foxhole Campus - Black House Schedule of Works
- Viii External Works Schedule



RIYADH KSA:

Office 413, 4th Floor
Bahrain Tower
King Fahd Road
P.O. Box 8953
Riyadh 12214-2393
T: 00966 127 950 95

JEDDAH KSA:

PO Box 128123 Faisal
Bin Fahad Street
AL Shatea District
Jeddah 21362
T: +966 56405 5592

LONDON:

91-93 Baker Street
London
W1U 6QQ

T: 020 7486 0501

GLOUCESTER:

6 Elmbridge Court
Cheltenham Road
East Gloucester
GL3 1JZ

T: 01452 301012

PLYMOUTH:

Mills Bakery
Royal William Yard
Plymouth, Devon
PL1 3GE

T: 01752 250480

TRURO:

Compass House
Truro Business Park,
Threemilestone,
Truro, Cornwall
TR4 9LD

T: 01872 272 906

EXETER:

2 Providence Court
Pynes Hill
Exeter, Devon
EX1 5JL

T: 01392 409 690

wwasurveyors.com

