

**Refurbishment of Arts Centre, Darlington**  
**For**  
**Darlington Borough Council**  
**Feasibility Cost Estimate**  
**9th June 2005**

**Basis:** Architectural Drawings 0412/05 rev D and 15003  
 External works based on original scheme phasing diagram  
 Room Data Sheets  
 Mechanical and Electrical Estimates prepared by Clancy Consulting

Areas as defined on drawing 0412/05 rev D		£ : P	£ : P
1 Phase 1	1.1 Construction	222,800.00	
	1.2 Mechanical Installation	89,500.00	
	1.3 Electrical Installation	58,057.00	
	1.4 Builders Work in Connection With Mechanical and Electrical Installation	7,400.00	
	1.5 Provisional Sums:	-	377,757.00
2 Phase 2	2.1 Construction	49,400.00	
	2.2 Mechanical Installation	17,500.00	
	2.3 Electrical Installation	4,175.00	
	2.4 Builders Work in Connection With Mechanical and Electrical Installation	1,100.00	
	2.5 Provisional Sums: Drainage	5,000.00	77,175.00
3 Phase 3	3.1 Construction	203,100.00	
	3.2 Mechanical Installation	20,000.00	
	3.3 Electrical Installation	24,500.00	
	3.4 Builders Work in Connection With Mechanical and Electrical Installation	2,300.00	
	3.5 Provisional Sums Drainage	5,000.00	254,900.00
4 Phase 4	4.1 Construction	47,400.00	
	4.2 Mechanical Installation	23,000.00	
	4.3 Electrical Installation	46,200.00	
	4.4 Builders Work in Connection With Mechanical and Electrical Installation	3,500.00	
	4.5 Provisional Sums Counters	17,000.00	137,100.00
5 Phase 5	5.1 External Works to front elevation (excluding Art)	80,600.00	
	5.2 Sense Garden	11,100.00	
	5.3 Provisional Sums Alterations to drainage	5,000.00	96,700.00
6 Signage	Provisional Sum	10,000.00	10,000.00
	Total Excluding Contingencies		953,632.00
	Preliminaries	18%	171,700.00
			1,125,332.00
	Contingencies and inflation allowance to allow for a 3rd Quarter 2005 start with anticipated August 2006 Completion)	10%	112,600.00
			1,237,932.00
	Fees:		
	Professional fees	14.81%	183,337.73
	Building regulations	Sum	18,000.00
	Statutory fees	Sum	750.00
	Artwork (PROVISIONAL SUM)		100,000.00
	Total Excluding VAT	£	<u>1,540,019.73</u>

Exclusions  
 Type 3 Asbestos Survey and asbestos removal  
 Abnormals  
 Structural Engineers recommendations  
 V.A.T.

Prepared by:

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