

NRM1 Cost Plan Template  
Omega Construction Limited  
Port Talbot Theatr  
Harri Morgan  
1908064

01/05/2024



**Information Used & Assumptions**

1 Information Used

Spring Design Drawings;

Concept

Materplan

00 Schedule of accommodation

01 Site analysis

02 Site plan

03 Design strategy

04 Design concept

05 Floor plan 1

06 Floor plan 2

07 Section elevation

08 Interior images

09 Auditoriam

10 Elevations 1

11 Elevations 2

12 Site sections

13 Exterior views

6043-ACECP-XX-XX-L-K-0001-AIR

6043-ACECP-XX-XX-T-K-0001-EIR

Utility information provided by client

Technical detail 1 to 5

Technical detail 1 to 20

A1 Elevational Section

2 General assumptions;

FF&E is excluded unless specifically identified within the cost plan.

Costs are based upon the information as provided.

We have assumed a project bank account will not be required for this scheme.

We have assumed that the area of works will be decanted for the project. No allowance is made for throughways or dealing with building occupants.

The exact nature of specification for all internal works have been assumed

All costs are provisional awaiting design development.

All costs have been generated through SPONS Architect and Civils 2022

Location factor for Wales has been retrieved from SPONS Architect 2022

TPI has been obtained through BCIS

Superstructure shell costs has been estimated through use of SPONS. 'SPONS

Civils page 109 states that Theatres with over 500 seats have an estimated cost of £5900 p/m2

3 General notes and exclusions;

All included costs are subject to variation following design development.

Risks associated with BREXIT are not considered.

A risk allowance of 10% is included for this estimate.

VAT is excluded from the estimate.

Works will be undertaken in a single phase.

All works associated with the Theatr and external façade has been included within this estimate

All demolition works to the buildings at the North of the site have been allowed

Entire site clearance has been allowed, including future phases

Project design fees has been calculated as a provisional sum based on other developments

Project details

NRM1 elemental cost plan template

Description

Port Talbot Theatr

Works cost estimate

|                                                                           |                                 | Cost                      |   |
|---------------------------------------------------------------------------|---------------------------------|---------------------------|---|
| <b>Building works estimate</b>                                            |                                 |                           |   |
| Group element 0                                                           | FACILITATING WORKS              | £436,311                  |   |
| Group element 1                                                           | SUBSTRUCTURE                    | £502,920                  |   |
| Group element 2                                                           | SUPERSTRUCTURE                  | £14,193,330               |   |
| Group element 3                                                           | INTERNAL FINISHES               | £402,762                  | 0 |
| Group element 4                                                           | FITTINGS AND FURNISHINGS        | £1,000,000                |   |
| Group element 5                                                           | SERVICES                        | £1,245,100                | 0 |
| Group element 8                                                           | EXTERNAL WORKS                  | £264,820                  |   |
| Group element 9                                                           | MAIN CONTRACTOR'S PRELIMINARIES | £1,710,601                |   |
| <b>Works cost estimate (sub total A)</b>                                  |                                 | <b>£19,755,844</b>        | 0 |
| <b>Project design team fees and other development costs (sub total B)</b> |                                 | <b>£124,500.00</b>        |   |
|                                                                           |                                 |                           | 0 |
| <b><u>Base cost estimate A + B (sub total C)</u></b>                      |                                 | <b><u>£19,880,344</u></b> |   |
| Location Factor                                                           | 0.85                            | -£250,161                 |   |
| Total Risk allowances (sub total D)                                       | 10%                             | £1,963,018                |   |
|                                                                           | 0                               |                           |   |
| <b><u>Total Construction Cost (C + D)</u></b>                             |                                 | <b><u>£21,593,201</u></b> |   |
| FUNDING SPLIT                                                             |                                 |                           |   |
| ACE                                                                       | 75%                             | £16,194,900.83            |   |
| HERITAGE LOTTERY FUNDING                                                  | 25%                             | £5,398,300.28             |   |
|                                                                           |                                 | £21,593,201.11            |   |
|                                                                           |                                 | TRUE                      |   |

## Elemental Cost Plan

**Omega Construction Ltd**  
**Port Talbot Theatr**  
**Schedule of rates**  
**Harri Morgan**



1908064

|     |                                                                                                                                                                                                                                                                                                               |          |      |          |            |               |            |                                    |
|-----|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|------|----------|------------|---------------|------------|------------------------------------|
| 0   | FACILITATING WORKS                                                                                                                                                                                                                                                                                            |          |      | £        | £          | £             | 436,310.92 |                                    |
| 0.1 | Toxic/hazardous material<br><i>Toxic or hazardous material removal: Details to be stated e.g Removal of asbestos</i>                                                                                                                                                                                          | item     | £    | -        | £          | -             |            |                                    |
|     | Site Clearance<br>Break up existing car park and site clearance of entire area within boundary<br>Provisional sum. Utility diversions for gas, water and electric currently running through centre of the site<br>Hoard off site on completion for future phases to develop                                   | 4936 m2  | £    | 20.97    | £          | 103,507.92    |            |                                    |
|     |                                                                                                                                                                                                                                                                                                               | 3        | item | £        | 20,000.00  | £             | 60,000.00  |                                    |
|     |                                                                                                                                                                                                                                                                                                               | 277      | m    | £        | 85.00      | £             | 23,545.00  |                                    |
| 0.2 | Major demolition works<br><i>Demolition of entire buildings: details to be stated.</i>                                                                                                                                                                                                                        |          |      |          |            |               |            |                                    |
|     | Demolition of entire structure                                                                                                                                                                                                                                                                                | 9675     | m3   | £        | 13.36      | £             | 129,258.00 |                                    |
| 0.3 | Site set up, compound, car park etc                                                                                                                                                                                                                                                                           | 1        | Sum  | £        | 120,000.00 | £             | 120,000.00 |                                    |
| 1   | SUBSTRUCTURE                                                                                                                                                                                                                                                                                                  |          |      |          |            |               | £          | 502,920.00                         |
| 1.1 | Foundations                                                                                                                                                                                                                                                                                                   |          |      |          |            |               |            |                                    |
|     | Foundations - piles                                                                                                                                                                                                                                                                                           | 60       | No   | £        | 4,400.00   |               | 264,000    |                                    |
|     | Foundations - beams                                                                                                                                                                                                                                                                                           | 1139     | m2   | £        | 135.00     |               | 153,765    |                                    |
|     | Plant set up                                                                                                                                                                                                                                                                                                  | 1        | No   | £        | 24,000.00  |               | 24,000     |                                    |
|     | Pile testing                                                                                                                                                                                                                                                                                                  | 1        | No   | £        | 9,900.00   |               | 9,900      |                                    |
|     | Provision for ground improvement following full foundation and ground assessment                                                                                                                                                                                                                              | 1139     | m2   | £        | 45.00      |               | 51,255     |                                    |
| 2   | SUPERSTRUCTURE                                                                                                                                                                                                                                                                                                |          |      |          |            |               | £          | 14,193,330.00                      |
| 2.1 | Frame<br><i>Structural steel frame, including fittings and fixings: details to be stated.</i><br>SPONS Civils page 109 states that Theatres with over 500 seats have an estimated cost<br>Steel frame;composite beam and slab floors                                                                          | 2,278 m2 | £    | 5,900.00 | £          | 13,437,250.00 |            |                                    |
|     |                                                                                                                                                                                                                                                                                                               |          | m2   |          |            | £             | -          |                                    |
| 2.2 | Upper Floors<br>Concrete upper floors                                                                                                                                                                                                                                                                         | -        | m2   |          |            | £             | -          |                                    |
| 2.3 | Roof<br><i>Roof structure - pitched roofs: details, including design loads (kN/M2), spans (m) and angle of pitch (degtrees). To be stated</i><br>Construction of new flat roof to 4th floor<br>New flat roof to 1st floor and 3rd floor<br>allowance for rainwater goods<br>Allowance for trims and flashings | - m2     |      |          | £          | -             |            | Allowed within frame cost estimate |
|     |                                                                                                                                                                                                                                                                                                               | -        | m2   |          |            | £             | -          |                                    |
|     |                                                                                                                                                                                                                                                                                                               | -        | item |          |            | £             | -          |                                    |
|     |                                                                                                                                                                                                                                                                                                               | -        | item |          |            | £             | -          |                                    |
| 2.4 | Stairs & Ramps<br><i>Stair structures: details, including vrtical rise of starcase to be stated</i><br>Main Staircase<br>Balustrading to roof terrace, glazed                                                                                                                                                 | - no     |      |          |            | £             | -          | Allowed within frame cost estimate |
|     |                                                                                                                                                                                                                                                                                                               | -        | m2   |          |            | £             | -          |                                    |
| 2.5 | External Walls<br><i>External walls: Details to be stated.</i><br>Cladding to elevations<br>Extra over for projected fins to elevation windows 8.6m x 6m                                                                                                                                                      | - m2     |      |          |            | £             | -          | Allowed within frame cost estimate |
|     |                                                                                                                                                                                                                                                                                                               | -        | nr   | £        | -          | £             | -          |                                    |
| 2.6 | Windows and external doors<br><i>Windows : details, including overall size of opening (mm) to be stated.</i><br>Windows<br>Projection for windows<br>UPVC 1400 x 900 mm<br>UPVC 1600 x 1400 mm<br>UPVC 1100 x 900 mm<br>UPVC 1100 x 400 mm                                                                    | - nr     | £    | -        | £          | -             |            | Allowed within frame cost estimate |
|     |                                                                                                                                                                                                                                                                                                               | -        | nr   | £        | -          | £             | -          |                                    |
|     |                                                                                                                                                                                                                                                                                                               | -        | nr   | £        | -          | £             | -          |                                    |
|     |                                                                                                                                                                                                                                                                                                               | -        | nr   | £        | -          | £             | -          |                                    |
|     |                                                                                                                                                                                                                                                                                                               | -        | nr   | £        | -          | £             | -          |                                    |

|                                                                                                                                                          |                                                                                  |       |    |   |          |   |            |
|----------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|-------|----|---|----------|---|------------|
| <i>External doors: details, including type, number of door leaves (nr) size of each door leaf (mm) and overall size of opening (mm) to be stated.</i>    |                                                                                  |       |    |   |          |   |            |
| <u>External doors.</u>                                                                                                                                   |                                                                                  |       |    |   |          |   |            |
| 2.7                                                                                                                                                      | Stainless steel entrance screens and doors - automatic                           | 2     | no | £ | 3,050.00 | £ | 6,100.00   |
|                                                                                                                                                          | Softwood double leaf; emergency fire exit                                        | 5     | no | £ | 3,100.00 | £ | 15,500.00  |
|                                                                                                                                                          |                                                                                  | -     | no | £ | -        | £ | -          |
| <b>Internal walls</b>                                                                                                                                    |                                                                                  |       |    |   |          |   |            |
| <i>Internal walls: details, including thickness, to be stated</i>                                                                                        |                                                                                  |       |    |   |          |   |            |
| 2.7                                                                                                                                                      | Steel partition with plasterboard each side                                      | 7,980 | m2 | £ | 85.00    | £ | 678,300.00 |
|                                                                                                                                                          | extra for plaster and emulsion                                                   | -     | m2 | £ | -        | £ | -          |
|                                                                                                                                                          | <i>fixed partitions: details, including thickness, to be stated</i>              |       |    |   |          |   |            |
| 2.7                                                                                                                                                      | New internal metal stud partitions, including skim to receive plaster both sides | -     | m2 | £ | -        | £ | -          |
|                                                                                                                                                          |                                                                                  |       |    |   |          |   |            |
| <b>Internal doors &amp; screens</b>                                                                                                                      |                                                                                  |       |    |   |          |   |            |
| <i>Internal doors: details, including type, number of door leaves (nr), size of each door leaf (mm), and overall size of opening (mm), to be stated.</i> |                                                                                  |       |    |   |          |   |            |

|             |                                                                                                                                                                                                                                |       |      |   |              |   |                     |
|-------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|------|---|--------------|---|---------------------|
|             | <i>Fire resisting doors: details, including type, number of door leaves (nr), fire rating (hours), size of each door leaf (mm), and overall size of opening (mm), to be stated.</i>                                            |       |      |   | £            | - |                     |
|             | Fire rated doors single leaf, timber veneer with vision panel                                                                                                                                                                  | 106   | nr   | £ | 530.00       | £ | 56,180.00           |
| <b>3</b>    | <b>INTERNAL FINISHES</b>                                                                                                                                                                                                       |       |      |   |              | £ | <b>402,761.73</b>   |
| <b>3.1</b>  | <b>Wall finishes</b><br><i>Finishes to walls and columns: details to be stated.</i>                                                                                                                                            |       |      |   |              |   |                     |
|             | Paint finish                                                                                                                                                                                                                   | 7,980 | m2   | £ | 23.50        | £ | 187,537.98          |
| <b>3.2</b>  | <b>Floor finishes</b><br><i>Finishes to floors: details to be stated.</i>                                                                                                                                                      |       |      |   |              |   |                     |
|             | vinyl safety flooring; 3.5 mm thick heavy duty                                                                                                                                                                                 | 2,278 | m2   | £ | 71.00        | £ | 161,702.50          |
|             | Resin paint to floor                                                                                                                                                                                                           | -     | m2   | £ | -            | £ | -                   |
|             | Carpet to apartment floors                                                                                                                                                                                                     | -     | m2   | £ | -            | £ | -                   |
|             | Carpet, higher specification to circulation                                                                                                                                                                                    | -     | m2   | £ | -            | £ | -                   |
| <b>3.3</b>  | <b>Ceiling finishes</b><br><i>Finishes to ceilings: details to be stated.</i>                                                                                                                                                  |       |      |   |              |   |                     |
|             | Plasterboard to soffit                                                                                                                                                                                                         | -     | m2   | £ | -            | £ | -                   |
|             | Decoration                                                                                                                                                                                                                     | 2,278 | m2   | £ | 23.50        | £ | 53,521.25           |
| <b>4</b>    | <b>FITTINGS AND FURNISHINGS</b>                                                                                                                                                                                                |       |      |   |              | £ | <b>1,000,000.00</b> |
| <b>4.1</b>  | <b>General fittings, furnishings and equipment</b>                                                                                                                                                                             |       |      |   |              |   |                     |
|             | Fittings and furnishes provision sum                                                                                                                                                                                           | 1     | no   | £ | 1,000,000.00 | £ | 1,000,000.00        |
| <b>5</b>    | <b>SERVICES</b>                                                                                                                                                                                                                |       |      |   |              | £ | <b>1,245,100.00</b> |
| <b>5.1</b>  | <b>Sanitary installations</b><br><i>Sanitary appliance: details to be stated.</i>                                                                                                                                              |       |      |   |              |   |                     |
|             | WC Installation                                                                                                                                                                                                                | -     | no   | £ | -            | £ | -                   |
|             | WC Sink installation                                                                                                                                                                                                           | -     | no   | £ | -            | £ | -                   |
|             | baths including bath panels & trims                                                                                                                                                                                            | -     | no   | £ | -            | £ | -                   |
|             |                                                                                                                                                                                                                                | -     |      |   |              |   |                     |
| <b>5.3</b>  | <b>Disposal Installations</b><br><i>Drainage to sanitary appliance: details to be stated.</i>                                                                                                                                  |       |      |   |              |   |                     |
|             | Generally                                                                                                                                                                                                                      | -     | item | £ | -            | £ | -                   |
| <b>5.4</b>  | <b>Water installations</b><br><i>Mains water supply: details, including the number of draw-off points (nr), to be stated.</i>                                                                                                  |       |      |   |              |   |                     |
|             | Cold & hot water                                                                                                                                                                                                               | -     | no   | £ | -            | £ | -                   |
| <b>5.5</b>  | <b>Heat source</b><br><i>Heat source (nr): details, including output of heat source (kW), to be stated.</i>                                                                                                                    |       |      |   |              |   |                     |
|             | Boilers + Radiators                                                                                                                                                                                                            | -     | no   | £ | -            | £ | -                   |
| <b>5.8</b>  | <b>Electrical installations</b>                                                                                                                                                                                                |       |      |   |              |   |                     |
|             | Power & Data distribution                                                                                                                                                                                                      | -     | no   | £ | -            | £ | -                   |
| <b>5.10</b> | <b>Lift and Conveyor installations</b><br><i>Passenger lifts: details, including capacity (i.e. number of persons), speed (in m/sec), number of doors (nr), door heights and number of levels serviced (nr), to be stated.</i> |       |      |   |              |   |                     |
|             | Passenger lift - 8-person; 4 stops; 1.6 m/s speed                                                                                                                                                                              | 2     | no   | £ | 110,000.00   | £ | 220,000.00          |
| <b>5.11</b> | <b>Fire and lightning protection</b>                                                                                                                                                                                           |       |      |   |              |   |                     |
|             | Fire alarm to apartments                                                                                                                                                                                                       | -     | no   | £ | -            | £ | -                   |
| <b>5.12</b> | <b>Communication, security and control systems</b><br><i>Telecommunication systems: details of each type of system to be stated.</i><br><i>Data transmission systems: details of each type of system to be stated.</i>         |       |      |   |              |   |                     |
|             | Power & Data distribution                                                                                                                                                                                                      | -     | no   | £ | -            | £ | -                   |
|             | SERVICE ALLOWANCE BASED ON GIFA £450 M2                                                                                                                                                                                        | 2,278 | M2   | £ | 450.00       | £ | 1,025,100.00        |
| <b>8.00</b> | <b>EXTERNAL WORKS</b>                                                                                                                                                                                                          |       |      |   |              | £ | <b>264,820.00</b>   |
| <b>8.1</b>  | <b>Site Preparation works</b>                                                                                                                                                                                                  |       |      |   |              |   |                     |
|             | See above                                                                                                                                                                                                                      |       |      |   |              | £ | -                   |
| <b>8.2</b>  | <b>Roads, Paths, pavings and surfacings</b><br><i>Roads: details, including width, to be stated.</i>                                                                                                                           |       |      |   |              |   |                     |
|             | Tarmacadam to external areas not shown as landscaping                                                                                                                                                                          | 1,436 | m²   | £ | 120.00       | £ | 172,320.00          |
|             | Tarmacadam to road and parking spaces                                                                                                                                                                                          | -     | m²   | £ | -            | £ | -                   |
|             | Tarmacadam to road and parking spaces                                                                                                                                                                                          | -     | m²   | £ | -            | £ | -                   |
|             | Edgings                                                                                                                                                                                                                        | -     | m    | £ | -            | £ | -                   |
| <b>8.3</b>  | <b>Soft landscapes, planting and irrigation systems</b><br><i>Grassed areas: details to be stated.</i>                                                                                                                         |       |      |   |              |   |                     |
|             | soft landscaping - provisional sum                                                                                                                                                                                             | 1     | sum  | £ | 55,000.00    | £ | 55,000.00           |
|             |                                                                                                                                                                                                                                |       |      |   |              | £ | -                   |
| <b>8.4</b>  | <b>Fencing,railings and walls</b><br><i>Walls: details, including height (m), to be stated.</i>                                                                                                                                |       |      |   |              |   |                     |
|             | 2.1 High brick boundary wall                                                                                                                                                                                                   | -     | m    | £ | -            | £ | -                   |
|             | <i>Fencing: details, including height (m), to be stated.</i>                                                                                                                                                                   |       |      |   |              |   |                     |
|             | 2.1 High timber boundary fence                                                                                                                                                                                                 | -     | m    | £ | -            | £ | -                   |
|             | <i>Gates: details to be stated.</i>                                                                                                                                                                                            |       |      |   |              |   |                     |
|             | Electric access gates                                                                                                                                                                                                          | -     | nr   | £ | -            | £ | -                   |

|     |                    |  |   |    |   |   |   |   |  |
|-----|--------------------|--|---|----|---|---|---|---|--|
| 8.6 | External Drainage  |  |   |    |   |   |   |   |  |
|     | Drainage allowance |  | - | nr | £ | - | £ | - |  |
| 8.7 | External Services  |  |   |    |   |   |   |   |  |

|                                                                                      |                                        |      |   |                 |   |              |                 |
|--------------------------------------------------------------------------------------|----------------------------------------|------|---|-----------------|---|--------------|-----------------|
| <b>Electrical</b>                                                                    |                                        |      |   |                 |   |              |                 |
| <i>Connections to statutory undertaker's electricity main: details to be stated.</i> |                                        |      |   |                 |   |              |                 |
| Main electrical supply to building                                                   | 1                                      | item | £ | -               | £ | -            |                 |
| Disconnections                                                                       | -                                      | item | £ | -               | £ | -            |                 |
| Electrical substation                                                                | -                                      | item | £ | -               | £ | -            |                 |
| <b>Water</b>                                                                         |                                        |      |   |                 |   |              |                 |
| <i>Connections to statutory undertaker's water main: details to be stated.</i>       |                                        |      |   |                 |   |              |                 |
| Mains layout cost                                                                    | -                                      | item | £ | -               | £ | -            |                 |
| Service costs                                                                        | -                                      | item | £ | -               | £ | -            |                 |
| Water/sewerage infrastructure costs                                                  | -                                      | item | £ | -               | £ | -            |                 |
| Disconnections of water mains                                                        | -                                      | item | £ | -               | £ | -            |                 |
| <b>Gas</b>                                                                           |                                        |      |   |                 |   |              |                 |
| <i>Connections to statutory undertaker's gas main: details to be stated.</i>         |                                        |      |   |                 |   |              |                 |
| Works Allowance                                                                      | -                                      | item | £ | -               | £ | -            |                 |
|                                                                                      |                                        | M2   |   |                 | £ | -            |                 |
| Works Allowance                                                                      | -                                      | item | £ | -               | £ | -            |                 |
| <b>Professional Fees</b>                                                             |                                        |      |   |                 |   |              |                 |
| Site investigation                                                                   | 1                                      | item |   |                 | £ | 15,000.00    |                 |
| Ecological survey                                                                    | 1                                      | item |   |                 | £ | 7,500.00     |                 |
| Bore hole study                                                                      | 1                                      | item |   |                 | £ | 5,000.00     |                 |
| Contaminated land                                                                    | 1                                      | item |   |                 | £ | 10,000.00    |                 |
| 9                                                                                    | <b>MAIN CONTRACTOR'S PRELIMINARIES</b> |      |   |                 |   |              | £ 1,710,601.17  |
|                                                                                      | Main contractors preliminaries & OHP   | 10   | % | £ 17,106,011.73 | £ | 1,710,601.17 |                 |
|                                                                                      | <b>SECTION SUB-TOTAL</b>               |      |   |                 |   |              | £ 19,755,843.82 |

## Material Cost Comparison

| Item            | Spec                                                                                                                                                             | Cost       |  | Spec                                                                                                                                                                                      | Cost        | Difference |
|-----------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|--|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|------------|
| Frame           | Steel frame; composite beam and slab floors                                                                                                                      | £200 /m2   |  | Concrete frame; flat slab reinforced concrete floors up to 250 mm thick                                                                                                                   | £190 /m2    | £10.00     |
| External Façade | Glazed curtain walling<br>stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated capped. | £660 / m2  |  | Glazed curtain walling unitized curtain walling bespoke project specific system with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated. | £1,375 / m2 | -£715.00   |
| External Façade | Glazed curtain walling<br>stick curtain walling with double glazed units, aluminium structural framing and spandrel rails. Standard colour powder coated capped  | £660 / m2  |  | Cavity wall; facing brick outer skin; insulation; with plaster on standard weight block inner skin; emulsion                                                                              | £175 / m2   | £485.00    |
| Windows         | Steel windows (U-value = 1.6 W/m2 K)<br>Standard windows<br>double glazed; powder coated                                                                         | £780 / m2  |  | uPVC windows<br>Windows; standard ironmongery; sills and factory glazed with low-e 24 mm double glazing<br>standard with low-e 24 mm double glazing                                       | £280 /m2    | £500.00    |
| Floor coverings | vinyl safety flooring; 3.5 mm thick heavy duty                                                                                                                   | £71 / m2   |  | Cement and sand (1:3) screeds; steel trowelled 50mm                                                                                                                                       | £22 /m2     | £49.00     |
| Wall finishes   | Flame-retardant paint<br>Unitherm or similar; two coats                                                                                                          | £23.50 /m2 |  | Wax polish and stain                                                                                                                                                                      | £22 /m2     | £1.50      |
|                 |                                                                                                                                                                  |            |  |                                                                                                                                                                                           |             | £0.00      |

Omega Construction Ltd  
Port Talbot Theatr  
Schedule of rates  
Harri Morgan  
1908064



START DATE Oct-23  
COMPLETION DATE Aug-25  
NUMBER OF MONTHS 23  
GROSS TOTAL VALUATION £21,593,201.11

| Period | Month  | Cost in period | Gross Valuation | Cost to complete |
|--------|--------|----------------|-----------------|------------------|
| 1      | Oct-23 | £218,637.33    | £218,637.33     | £21,374,563.78   |
| 2      | Nov-23 | £188,637.33    | £407,274.66     | £21,185,926.45   |
| 3      | Dec-23 | £248,637.33    | £655,911.99     | £20,937,289.12   |
| 4      | Jan-24 | £170,682.33    | £826,594.32     | £20,766,606.79   |
| 5      | Feb-24 | £147,137.33    | £973,731.65     | £20,619,469.46   |
| 6      | Mar-24 | £154,637.33    | £1,128,368.98   | £20,464,832.13   |
| 7      | Apr-24 | £499,903.25    | £1,628,272.23   | £19,964,928.88   |
| 8      | May-24 | £549,473.33    | £2,177,745.56   | £19,415,455.55   |
| 9      | Jun-24 | £247,721.34    | £2,425,466.90   | £19,167,734.22   |
| 10     | Jul-24 | £4,626,220.66  | £7,051,687.56   | £14,541,513.56   |
| 11     | Aug-24 | £4,626,220.66  | £11,677,908.22  | £9,915,292.90    |
| 12     | Sep-24 | £4,626,220.66  | £16,304,128.88  | £5,289,072.24    |
| 13     | Oct-24 | £847,037.33    | £17,151,166.21  | £4,442,034.91    |
| 14     | Nov-24 | £645,017.33    | £17,796,183.54  | £3,797,017.58    |
| 15     | Dec-24 | £588,837.33    | £18,385,020.87  | £3,208,180.25    |
| 16     | Jan-25 | £808,837.33    | £19,193,858.20  | £2,399,342.92    |
| 17     | Feb-25 | £434,675.31    | £19,628,533.51  | £1,964,667.61    |
| 18     | Mar-25 | £300,658.58    | £19,929,192.09  | £1,664,009.03    |
| 19     | Apr-25 | £408,839.83    | £20,338,031.92  | £1,255,169.20    |
| 20     | May-25 | £247,137.33    | £20,585,169.25  | £1,008,031.87    |
| 21     | Jun-25 | £247,137.33    | £20,832,306.58  | £760,894.54      |
| 22     | Jul-25 | £379,547.33    | £21,211,853.91  | £381,347.21      |
| 23     | Aug-25 | £381,347.21    | £21,593,201.12  | £0.00            |

£21,593,201.12

Omega Construction Ltd  
Port Talbot Theatr  
Schedule of rates  
Harri Morgan  
1908064



|    | Description              | / Hour | / Day   | / Week    |
|----|--------------------------|--------|---------|-----------|
| 1  | Labourer                 | £14.12 | £112.99 | £564.96   |
| 2  | Skilled labourer         | £15.27 | £122.14 | £610.72   |
| 3  | Apprentice               | £0.00  | £0.00   | £0.00     |
| 4  | Banksman                 | £0.00  | £0.00   | £0.00     |
| 5  | Groundworker             | £15.27 | £122.14 | £610.72   |
| 6  | Concrete                 | £20.13 | £161.04 | £805.20   |
| 7  | Steel Fitter             | £20.13 | £161.04 | £805.20   |
| 8  | Formwork                 | £18.99 | £151.89 | £759.44   |
| 9  | Bricklayer               | £18.99 | £151.89 | £759.44   |
| 10 | Carpenter                | £18.99 | £151.89 | £759.44   |
| 11 | Roofer                   | £0.00  | £0.00   | £0.00     |
| 12 | Plubming                 | £0.00  | £0.00   | £0.00     |
| 13 | Electrician              | £0.00  | £0.00   | £0.00     |
| 14 | Painter                  | £0.00  | £0.00   | £0.00     |
| 15 | Plasterer                | £0.00  | £0.00   | £0.00     |
| 16 | Tiler                    | £0.00  | £0.00   | £0.00     |
| 17 | Painter                  | £0.00  | £0.00   | £0.00     |
| 18 | Foreman                  | £20.13 | £161.04 | £805.20   |
| 19 | Site Manager             | £52.11 | £416.90 | £2,084.50 |
| 20 | Assistant Site Manager   | £0.00  | £0.00   | £0.00     |
| 21 | Fotklift Driver          | £0.00  | £0.00   | £0.00     |
| 22 | Scaffold tower           | £4.17  | £33.35  | £166.76   |
| 23 | Mobile crane - 30 tonnes | £42.31 | £338.45 | £1,692.24 |
| 24 | 17m Forklift             | £11.85 | £94.78  | £473.88   |
| 25 | 15 Tonne dumper          | £31.42 | £251.33 | £1,256.64 |
| 26 | 30 Tonne excavator       | £48.19 | £385.53 | £1,927.64 |
| 27 | Engineer                 | £36.30 | £290.40 | £1,452.00 |
| 28 | Secutiry                 | £14.03 | £112.20 | £561.00   |
| 29 | Office cabin 24ft x 9ft  | £41.25 | £330.00 | £1,650.00 |
| 30 | Meeting room 24ft x 9ft  | £41.25 | £330.00 | £1,650.00 |
| 31 | Container x4             | £15.95 | £127.60 | £638.00   |
| 32 | Toilets 13ft x 9ft       | £63.80 | £510.40 | £2,552.00 |
| 33 | Drying room              | £56.10 | £448.80 | £2,244.00 |
| 34 | 15 KVA Generator         | £6.33  | £50.60  | £253.00   |
| 35 | Mixer                    | £1.76  | £14.08  | £70.40    |
| 36 | Large dehumidifier       | £2.59  | £20.68  | £103.40   |
| 37 | Road Sweep               | £0.00  | £0.00   | £150.00   |
|    |                          | £0.00  | £0.00   | £0.00     |
|    |                          |        |         |           |

|                            |  |                |
|----------------------------|--|----------------|
| Your Total for project etc |  | £19,880,343.82 |
|----------------------------|--|----------------|

|             |     |  |
|-------------|-----|--|
| Current TPI | 1.2 |  |
|-------------|-----|--|

|             |       |  |
|-------------|-------|--|
| 2023 Q4 TPI | 1.394 |  |
|-------------|-------|--|

|  |  |                |
|--|--|----------------|
|  |  | £23,094,332.74 |
|--|--|----------------|

|                       |      |  |
|-----------------------|------|--|
| Wales location Factor | 0.85 |  |
|-----------------------|------|--|

|           |  |                |
|-----------|--|----------------|
| New Total |  | £19,630,182.83 |
|-----------|--|----------------|

|  |  |              |
|--|--|--------------|
|  |  | -£250,160.99 |
|--|--|--------------|

FUNDING SPLIT

|     |     |                |
|-----|-----|----------------|
| ACE | 75% | £14,910,257.87 |
|-----|-----|----------------|

|                          |     |               |
|--------------------------|-----|---------------|
| HERITAGE LOTTERY FUNDING | 25% | £4,970,085.96 |
|--------------------------|-----|---------------|

|  |  |                |
|--|--|----------------|
|  |  | £19,880,343.82 |
|--|--|----------------|

|  |  |      |
|--|--|------|
|  |  | TRUE |
|--|--|------|