

FEASIBILITY BUDGET ESTIMATE

STAGE COACH THEARTRE SCHOOL – MERTHYR TYDFIL

(PHASE 1 OF MASTERPLAN CONCEPT)



Client: Ace Capital Projects Ltd

M.E.S.S Construction Services Ref: SCT001

Version: 1

Date: December 2024

Quality Information

Prepared by	Checked by	Verified by	Approved by
Max James	Project Team	Project Team	Project Team

Revision History

Revision	Date	Details	Authorised	Name	Position
1	01/11/2024		MJ	Max James	Commercial Manager

Distribution List

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1	Yes	ACE Capital Projects Ltd

Table of Contents

- 1 Basis for Estimate
- 2 Stage Coach Budget Estimate
- 3 Car Park Area Budget Estimate

1. Basis For Estimate

- 1.01 This estimate is based on BCIS figures and indices for the construction of a theatre within Merthyr
- 1.03 The contractor has been appointed
- 1.04 Specifications and security standards are assumed and to be confirmed.

2. Assumptions and Exclusions

- 2.01 VAT is excluded, unless stated otherwise
- 2.02 The estimate has been prepared as an assessment of the potential final cost of the intended Works, based on the information noted, and will be subject to change as the design develops and more information becomes available as to the condition of the existing site and buildings
- 2.03 Allowances for Design Team fees & surveys are included in the Summary
- 2.04 Allowance included for upgrading the existing electrical supply to the site
- 2.05 Assumed water and gas supplies have sufficient capacity for the proposed development.
- 2.06 An allowance of 15% has been included as part of a contingency to form part of the overall works, this could potentially be reduced upon issue of information provided by the client
- 2.07 Where provisional allowances have been made, they have been stated as provisional items. Costs will be firmed up upon receipt of information from the client
- 2.08 No allowance for upgrade of district network operator infrastructure
- 2.09 Assumed start on site of 3Q2025, based on BCIS Tender Price Indices an inflation allowance of 3% has been included within the summary
- 2.10 This estimate is for estimation purposes only and only includes Phase 1 of the development. An allowance has also been made for a provisional car park as the car park provided within the basement does not seem sufficient. This could be valued engineered if the spaces required were to decrease.

3. Areas (SOA)

3.1 Areas (GIFA)	m2	sq. ft
Reception	-	-
Waiting	59.20	637.00
Café	138.20	1,488.00
Kitchen	35.50	382.00
Dance Studios	394.80	4,250.00
Offices	146.00	1,572.00
Theatre	379.00	4,080.00
Toilets	78.90	849.00
Storage	197.60	2,127.00
Breakout Spaces	189.50	2,040.00
Dressing Rooms	-	-
Control Room	31.60	340.00
Bar	118.40	1,274.00
Circulation	1,342.30	14,449.00
Atrium	Not Included	Not Included
Plant	592.20	6,374.00
Parking	244.80	2,635.00
	3,948.00	42,497.00

Project Name: Stage Coach Theatre Estimate Title: Budget Estimate Date of issue: November 2024 GIFA 3,948.00 m2					
Ref	Description	Quantity	Unit	Rate £	Total £
A	BCIS rate for new build theatres	3948	m2	5,389.00	21,275,772
	Ancillary Works				
B	Schedule of Surveys allowance	item			350,000
C	Ground clearance allowance	Item			200,000
D	Upgrade incoming electrical supplies including sub-station	Item			250,000
E	BWIC with above - trenches etc	Item			50,000
F	Sprinkler protection	Item			250,000
G	Fire Officer hydrant tank	Item			100,000
H	Compound for fire hydrant tanks, including fencing	Item			20,000
I	BMS controls	Item			236,880
J	Asbestos removal allowance	Item			250,000
	Carried Forward				22,982,652
	Brought Forward				22,982,652
A	Preliminaries	3%			689,480
	Sub-total				23,672,132
B	Contractors OHP	8%			1,893,771
	Sub-total				25,565,902
C	Framework Fee / Levy (Provisional)	1%			255,659
	Sub-total				25,821,561
D	Cost Plan & Design Development Contingency	15%			3,873,234
	Sub-total				29,694,795
E	Inflation - mid-point of construction 3Q25	3%			890,844

Project Name: Stage Coach Theatre

Estimate Title: Budget Estimate

Date of issue: November 2024

GIFA 3,948.00 m2

Ref	Description	Quantity	Unit	Rate £	Total £
F	Sub-total	5%			30,585,639
	Design Team Fees				1,529,282
	Sub-total				32,114,921
	Total Project Costs				32,114,921

Date of issue: December 2024

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