



Document: Feasibility Estimate (**RIBA Stage 1**)

Revision: Rev - C

Date: 23.05.22

Job Title: St David's Hall Refurbishment

Reference: RPA.21.116

Author: [REDACTED]

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A		02.11.21		[REDACTED]	[REDACTED]
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C		23.05.22		[REDACTED]	[REDACTED]

St David's Hall Refurbishment
Feasibility Estimate (RIBA Stage 1)
23.05.22
Rev - C



Clarifications:

- 1 Stage 1 Feasibility Study / Cost Estimate

Information Used for Cost Estimate:

Drawings / Reports

- 1 Building Services Condition Report
- 2 Architectural Fabric Report
- 3 Structural Condition Survey
- 4 RAAC Roof Plank Survey
- 5 Envelope Survey of Lead Mansrad Roof
- 6 Existing Site Layout Plans Level 1 to 8
- 7 BCIS Indices dated 23.05.22

Exclusions:

- 1 Site acquisition costs and associated legal fees.
- 2 Planning application fees and any additional works arising from planning.
- 3 Abnormal/upgrade of incoming services.
- 4 Remediation works.
- 5 Abnormal ground conditions or contamination.
- 6 Ground Investigation Report costs.
- 7 Geo-Physical site investigation costs.
- 8 Cost associated with the removal of WWII unexploded ordnance.
- 9 Demolition / Asbestos Survey Report Costs
- 10 Post Demolition Topographical Survey costs.
- 11 BAT Surveys.
- 12 Tree Surveys.
- 13 Commuted Sum for Development Tariff.
- 14 Costs associated with Ecological Issues.
- 15 Road Closure costs.
- 16 Relocation of street lighting
- 17 Performance Bond
- 18 Developers Contingency
- 19 Pre Contract Fees, Including; Employers Agent, Architect, Engineer, M&E Consultant & BREEAM Assessor fees.
- 20 Demolition Works - See Clarifications
- 21 Community Infrastructure Levy (CIL)
- 22 COVID-19 and Brexit delays and any subsequent factors effecting the construction industry.
- 23 Removal/diversions of existing services/drainage
- 24 Surveys, report and subsequential works associated with ecology
- 25 Off site highways, footpaths works via S278 or highway request
- 26 SuD's Commuted Sum
- 27 Any requirement to treat surface water discharge (including the removal of phosphate and the alike)
- 28 VAT

Basis for Cost Estimate:

- 1 All costs based on 4th Quarter 2022
- 2 No allowance included for inflation.
- 3 Form of Contract to be used JCT D&B 2016.
- 4 Competitive select tender list.

Other Information

ST DAVID'S HALL REFURBISHMENT - STAGE 1 BUDGET COST ESTIMATE											
SECTION	DESCRIPTION	QUANTITY	UNIT	RATE	Rev B	Nov-21	Nov-22	Rev C	COMMENTS		
1	SUBSTRUCTURE	0.00	m ²	£0.00	£	-	344	369	£	-	No work to existing.
2A	FRAME										
	Supplementary steel purlins to support RAAC roof pane	2,070.00	m ²				344	369	£		
	Scaffolding; designed to suit; internally	1.00	P Sum				344	369	£		Specialist design quotation required
2B	UPPER FLOORS	0.00	m ²	£0.00	£	-	344	369	£	-	No work to existing.
2C	ROOF STRUCTURE & COVERINGS										
	Lead sheet roof covering replacement	2,065.00	m ²				344	369	£		Based on Taleisin Report dated 5th July 2021
	Flat roof replacement	2,070.00	m ²				344	369	£		
2D	STAIRS										
	Repairs to existing; internally	13,500.00	m ²				344	369	£		
	Upgrade steps; at main entrance	1.00	Item				344	369	£		
2E	EXTERNAL WALLS										
	Upgrade / repairs to existing cladding to ensure compliance with current building regulations / fire regulations	13,500.00	m ²				344	369	£		
2F	EXTERNAL WINDOWS & DOORS										
	Main entrance double doors; remove & replace	6.00	Nr				344	369	£		
	Lobby; double doors; G022	1.00	Nr				344	369	£		
	Fire exist doors; G024 / g005	2.00	Nr				344	369	£		
	Loading Bay doors 1048	2.00	Nr				344	369	£		
	Sub-Station double doors 1043	2.00	Nr				344	369	£		
	Balcony Glazing First Floor	1.00	Item				344	369	£		
	Balcony Glazing Second Floor	1.00	Item				344	369	£		
	Removal and replace existing windows; upgrade to current regulations	1.00	Item				344	369	£		
2G	INTERNAL WALLS & PARTITIONS										
	Repairs to existing walls only; no demolitions and new walls allowed for	13,500.00	m ²				344	369	£		Budget allowance only, based on GIFA calculation

ST DAVID'S HALL REFURBISHMENT - STAGE 1 BUDGET COST ESTIMATE

SECTION	DESCRIPTION	QUANTITY	UNIT	RATE	Rev B	Nov-21	Nov-22	Rev C	COMMENTS
2H	INTERNAL DOORS								
	Remove single doors; replace	225.00	Nr			344	369	£	see attached schedule
	Remove double doors; replace	185.00	Nr			344	369	£	see attached schedule
3A	WALL FINISHINGS								
	Patch repairs to existing wall plaster where necessary, prepare walls for new decoration	13,500.00	m ²			344	369	£	Budget allowance only, based on GIFA calculation
3B	FLOOR FINISHINGS								
	Remove existing floor finishes; replace with carpet, ceramic tiles, hardwood: etc as necessary	13,500.00	m ²			344	369	£	Budget allowance only, based on GIFA calculation
3C	CEILING FINISHINGS								
	Remove existing suspended ceilings; provide new as necessary	13,500.00	m ²			344	369	£	Budget allowance only, based on GIFA calculation
4	FURNITURE, FITTINGS & EQUIPMENT								
	Box Office - Counter - G003	1.00	Item			344	369	£	
	Shop - G023	1.00	Item			344	369	£	
	Commercial Kitchen - Room 1027	1.00	Item			344	369	£	
	Restaurant Fit-Out - 1008	251.00	m ²			344	369	£	Tables / Chairs: etc
	Kitchen - Room 2036 / 2076	2.00	Item			344	369	£	
	Bar - 3100	1.00	Item			344	369	£	
	Kitchen - Room 3034	1.00	Item			344	369	£	
	Kitchen - Room 3075	1.00	Item			344	369	£	
	Laundry - 5016 / 5046	2.00	Item			344	369	£	
	Remove existing; replace main auditorium seating	2,000.00	Nr			344	369	£	
	Fixed fittings to box office; dressing rooms; cloakrooms; workshops; front & back bar areas; servery counters; lockers and main information point	13,500.00	m ²			344	369	£	

ST DAVID'S HALL REFURBISHMENT - STAGE 1 BUDGET COST ESTIMATE

SECTION	DESCRIPTION	QUANTITY	UNIT	RATE	Rev B	Nov-21	Nov-22	Rev C	COMMENTS
5A	SANITARY FITTINGS								
	Male WC - G014	1.00	Item			344	369	£	
	Male WC - G016	1.00	Item			344	369	£	
	Female WC - G017	1.00	Item			344	369	£	
	WC - 1050	1.00	Item			344	369	£	
	Female WC - 1025	1.00	Item			344	369	£	
	Male WC - 1022	1.00	Item			344	369	£	
	Male WC - 1034	1.00	Item			344	369	£	
	Female WC - 1033	1.00	Item			344	369	£	
	Disabled WC - 1017	1.00	Item			344	369	£	
	Female WC - 2116	1.00	Item			344	369	£	
	Disabled WC - 2117	1.00	Item			344	369	£	
	Male WC - 2978	1.00	Item			344	369	£	
	Disabled WC - 2079	1.00	Item			344	369	£	
	Male Staff WC - 2077	1.00	Item			344	369	£	
	Female Staff WC - 2075	1.00	Item			344	369	£	
	Managers Changing - 2074	1.00	Item			344	369	£	
	Staff WC - 2110 / 2113 / 2114	1.00	Item			344	369	£	
	Male WC - 3085	1.00	Item			344	369	£	
	Female WC - 3081	1.00	Item			344	369	£	
	WC - 3071 / 3008 / 3006 / 3013 / 3015 / 3018 / 3020	7.00	Item			344	369	£	
	WC - 3022	1.00	Item			344	369	£	
	Male WC / Shower - 3027	1.00	Item			344	369	£	
	Female WC / Shower - 3030	1.00	Item			344	369	£	
	Female WC - 3054	1.00	Item			344	369	£	
	Disabled WC - 4033	1.00	Item			344	369	£	
	Male WC - 4019	1.00	Item			344	369	£	
	Female WC - 4020	1.00	Item			344	369	£	
	Male WC - 5038	1.00	Item			344	369	£	
	Female WC - 5033	1.00	Item			344	369	£	
	Disabled WC - 5036	1.00	Item			344	369	£	
	WC - 5011 / 5012 / 5015	3.00	Item			344	369	£	

ST DAVID'S HALL REFURBISHMENT - STAGE 1 BUDGET COST ESTIMATE									
SECTION	DESCRIPTION	QUANTITY	UNIT	RATE	Rev B	Nov-21	Nov-22	Rev C	COMMENTS
5B	MECHANICAL INSTALLATION								
	Removal of existing installations, provide new to comprise of:- incoming services; heating systems; cooling systems; ventilation systems; distribution systems; domestic water services; drainage systems; BMS & Control systems;	13,500.00	m ²			344	369	£	Provisional Sum - Budget based on Spons M&E 2021
5C	ELECTRICAL INSTALLATION								
	Removal of existing installations; provide new:- Incoming electrical services; main LV switchgear; standby generator; lighting installation; emergency lighting installation; small power installation; fire detection & alarm system; telecommunications system; lighting protection; intruder alarm system; CCTV installation; emergency voice communication system.	13,500.00	m ²			344	369	£	Provisional Sum - Budget based on Spons M&E 2021
5D	SPECIALIST INSTALLATION								
	Remove of existing installations; provide new to comprise of:- Orchestra lift pit, choir wagon, adjustable reflectors over the orchestra platform, lighting bridges, equipment bars and variable acoustic systems in audience areas; sound and communications systems including AV installations; specialist lighting	13,500.00	m ²			344	369	£	Provisional Sum - Budget based on Spons M&E 2021
5E	LIFTS & TRANSPORT INSTALLATIONS								
	Remove & replace: Escalator Nr.01	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2021
	Remove & replace: Escalator Nr.02	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2022
	Remove & replace: Escalator Nr.03	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2023
	Remove & replace: Escalator Nr.04	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2024
	Remove & replace: Passenger Lift room Nr. G002	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2025
	Remove & replace: Goods Lift Room 1049	1.00	Nr			344	369	£	Provisional Sum - Budget based on Spons M&E 2026
	Dock Leveller Installation - Room 1048	1.00	Nr			344	369	£	

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Ground	G001	Entrance foyer	287.70			
Ground	G002	lift	4.10			
Ground	G003	box office	55.80		1	
Ground	G004	stairs	7.50			
Ground	G005	stairs	24.30		1	
Ground	G006	store	1.60		1	
Ground	G007	managers office	13.40		1	
Ground	G008	tea room	3.90			
Ground	G009	server	4.10		1	
Ground	G010	escalator 2	5.40			
Ground	G011	stairs	9.70			
Ground	G012	dressing room	19.20		1	
Ground	G013	store	3.00		1	
Ground	G014	male WC	4.30		1	
Ground	G015	circulation	3.40			1
Ground	G016	male WC	2.60		1	
Ground	G017	female WC	3.80		1	
Ground	G018	store	5.80		1	
Ground	G019	store	5.70		1	
Ground	G020	stairs	3.80			
Ground	G021	escalator 1	4.50			
Ground	G022	lobby	27.30			
Ground	G023	shop	19.60			
Ground	G024	stairs	9.40			
Ground	G025	circulation	21.60			1
Ground	G026	stairs	15.70			
Ground	G027	store	14.60			1
Ground	G028	stairs	7.20			
Ground	G029	lobby	2.40			1
Ground	G030	circulation	17.40			1
Ground	G031	stairs	13.80			
Ground	G032	unknown	18.30	640.90	1	
First	1001	foyer	87.90			
First	1002	lift	4.10			
First	1003	escalator 3	6.00			
First	1004	escalator 4	6.10			
First	1005	stairs	27.20			1
First	1006	stairs	12.40			
First	1007	circulation	3.70		1	
First	1008	restaurant	251.10			
First	1009	void				
First	1010	escalator 2	11.09			
First	1011	stairs	10.90		1	
First	1012	store	5.60			
First	1013	void				
First	1014	bar	8.20			
First	1015	circulation	5.50			1
First	1016	store	3.60		1	
First	1017	disabled WC	3.60		1	
First	1018	store	1.50		1	
First	1019	circulation	3.40		1	
First	1020	stairs	24.00			1
First	1021					

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
First	1022	male WC	3.60		1	
First	1023	duct	1.80		1	
First	1024	stairs	11.60			1
First	1025	femalw WC	12.80		1	
First	1026	stairs	17.10			
First	1027	kitchen	73.40			2
First	1028	stairs	23.90			2
First	1029	store	6.60		1	
First	1030	circulation	33.60			1
First	1031	stairs	14.70			
First	1032	store	26.50		1	
First	1033	female lockers	7.60		1	
First	1034	male lockers	7.50		1	
First	1035	circulation	2.60			
First	1036	circulation	4.70			1
First	1037	beer lift	4.30			1
First	1038	store	8.70			1
First	1039	switch	1.60			1
First	1040	duct	4.80		1	
First	1041	catering manager	8.80		1	
First	1042	store	6.30		1	
First	1043	substation	44.80			
First	1044	stage door entrance	6.30			1
First	1045	stairs	7.50		1	
First	1046	stage door manager	10.50		1	
First	1047	store	6.60		1	
First	1048	loading bay	21.40			
First	1049	lift	11.60			
First	1050	WC	4.30	871.39	1	
Second	2001	Main foyer	400.50			
Second	2002	lift	4.10			
Second	2003	Escalator	18.10			
Second	2004	Escalator	16.40			
Second	2005	stairs	26.30			1
Second	2006	stairs	22.80			1
Second	2007	circulation	3.10			2
Second	2008	office	24.70		1	
Second	2009	void	0.00			
Second	2010	stairs	20.80			
Second	2011	office	11.70		1	
Second	2012	stairs	25.60			
Second	2013	void	0.00			
Second	2014	function room	36.30			
Second	2015	store	3.40		1	
Second	2016	void	0.00			
Second	2017	circulation	9.70			2
Second	2018	circulation	12.90		1	
Second	2019	exhibition officer	11.50		2	
Second	2020	stairs	20.80			
Second	2021	circulation	27.80			
Second	2022	planning office	13.20		2	
Second	2023	general manager	15.10		2	
Second	2024	private secretary	15.80		2	

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Second	2025	arts manager	30.90		1	
Second	2026	stairs	14.70			
Second	2027	stationary store	6.70		1	
Second	2028	stairs	23.20			1
Second	2029	circulation	2.20			
Second	2030	circulation	13.10			
Second	2031	stairs	17.10			
Second	2032	stairs	8.70			
Second	2033	office	19.60		1	
Second	2034	stairs	10.50			
Second	2035	circulation	0.50			
Second	2036	kitchen	7.40		1	
Second	2037					
Second	2038	IT server	6.40		1	
Second	2039					
Second	2040					
Second	2041	IT server	4.60		1	
Second	2042	circulation	23.10			
Second	2043	store	5.80		1	
Second	2044	office	15.70		1	
Second	2045	stairs	31.80			
Second	2046	office	17.30		1	
Second	2047	office	36.10		1	
Second	2048	circulation	4.90			
Second	2049					
Second	2050	circulation	38.20			
Second	2051	circulation	5.40			1
Second	2052	recording studio	39.10		1	
Second	2053	store	9.40		1	
Second	2054	office	8.80		1	
Second	2055	office	18.10		1	
Second	2056	office	15.00		1	
Second	2057	office	17.60		1	
Second	2058	office	16.50		1	
Second	2059	office	16.00		1	
Second	2060	store	106.90			1
Second	2061	presurization	33.00		1	
Second	2062	store	7.20		1	
Second	2063	loft mortar room	6.30		1	
Second	2064	circulation	11.10			2
Second	2065	switch gear	22.20			1
Second	2066					
Second	2067	store	65.40			1
Second	2068	store	43.50		1	
Second	2069	store	28.70			1
Second	2070	stairs	1.20			
Second	2071	post room	8.20		1	
Second	2072	record files	14.70		1	
Second	2073	stairs	6.30			
Second	2074	male changing	7.30		1	
Second	2075	femalw staff WC	9.20		1	
Second	2076	kitchenette	4.20		1	
Second	2077	male staff WC	6.40		1	

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Second	2078	male WC	33.80			1
Second	2079	disabled WC	2.00		1	
Second	2080	duct	1.00		1	
Second	2081	cloaks	57.20		1	
Second	2082	duct	13.80		2	
Second	2083	circulation	12.00			
Second	2084	steward changing	11.60		1	
Second	2085	circulation	72.10			1
Second	2086	usherette changing	16.10		1	
Second	2087	circulation	306.70			
Second	2088	store	6.00		1	
Second	2089	store	13.70		1	
Second	2090	void				
Second	2091	void				
Second	2092	stairs	2.90			
Second	2093	store	8.00			
Second	2094	stairs	0.70			
Second	2095	technicians office	14.70		1	
Second	2096	plant room	54.00			1
Second	2097	boiler room	88.00			1
Second	2098	air handling plant	73.30			1
Second	2099	circulation	6.50			
Second	2100	circulation	6.50			
Second	2101	gas meter	14.90		1	
Second	2102	main distribution board	21.20		1	
Second	2103	circulation	4.50			2
Second	2104	lift mortar	4.30			1
Second	2105	store	15.20			1
Second	2106	store	16.90			1
Second	2107	store	2.60		1	
Second	2108	duct	3.40			2
Second	2109	cleaners store	3.60		1	
Second	2110	staff WC	4.40		1	
Second	2111	cleaners changing	10.60		2	
Second	2112	first aid	9.20		1	
Second	2113	disabled WC	2.50		1	
Second	2114	WC	1.70		1	
Second	2115	circulation	6.20			2
Second	2116	female WC	41.30		1	
Second	2117					
Second	2118	circulation	6.10	2,576.00		2
Third	3001	circulation	22.40		1	2
Third	3002	lift	4.10		1	
Third	3003	circulation	1,007.00			1
Third	3004	conductor 1	18.50		1	
Third	3005	stairs	25.30			1
Third	3006	WC	4.60		1	
Third	3007	conductor 2	13.90		1	
Third	3008	WC	4.70		1	
Third	3009	green room	22.80		1	1
Third	3010	stairs	24.00			
Third	3011	soloist 1	10.50		1	
Third	3012	stairs	91.60			

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Third	3013	WC	5.30		1	
Third	3014	soloist 2	15.10		1	
Third	3015	WC	4.60		1	
Third	3016					
Third	3017	soloist 3	11.80		1	
Third	3018	WC	4.50		1	
Third	3019	soloist 4	16.00		1	
Third	3020	WC	4.00		1	
Third	3021	leader	107.00		1	
Third	3022	WC	4.20		1	
Third	3023	services	1.10		1	
Third	3024	stage crush space	80.60			3
Third	3025	circulation	1.40			
Third	3026	stairs	16.80			1
Third	3027	Male WC / Shower	19.40		1	
Third	3028	stairs	24.90			1
Third	3029	circulation	1.60			
Third	3030	Femalw WC / Shower	17.30		1	
Third	3031	stairs	16.70			1
Third	3032	stairs	22.40			
Third	3033	lobby	10.80		1	1
Third	3034	kitchen	16.30		1	
Third	3035	electric cupboard	1.10		1	
Third	3036	store	4.80		1	
Third	3037					
Third	3038	circulation	7.80			3
Third	3039					1
Third	3040					
Third	3041	green room	94.90		1	
Third	3042	bar area	9.60		1	
Third	3043	store	3.50			
Third	3044	store	5.40			
Third	3045	stairs	22.70			
Third	3046	kiosk	2.70		1	
Third	3047	piano store	20.30			1
Third	3048	first aid	7.30			
Third	3049					
Third	3050	main concert hall	443.90			
Third	3051	main foyer	523.90			8
Third	3052	tier F	56.20			
Third	3053	circulation	6.00			3
Third	3054	female WC	24.60			
Third	3055	services	6.20		1	
Third	3056	flues	3.30			
Third	3057	store	0.90			
Third	3058	stage	65.60			
Third	3059	circulation	4.80			1
Third	3060	circulation	2.50		1	
Third	3061	standby generator room	44.30		1	
Third	3062	beer store	27.50		1	1
Third	3063	store	6.20		2	
Third	3064	prep room	20.50		1	
Third	3065	stairs	22.40			

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Third	3066					
Third	3067	vip room	33.30			1
Third	3068	vip balcony	6.90			
Third	3069	ante room	11.10			1
Third	3070	stairs	8.00			
Third	3071	WC	6.90		1	
Third	3072	circulation	26.20			
Third	3073	circulation	21.30			
Third	3074	void				
Third	3075	kitchen	15.80		1	
Third	3076	multi-purpose room	85.10		1	1
Third	3077	circulation	4.80		1	
Third	3078	store	2.00		1	
Third	3079	service duct	1.20			
Third	3080	circulation	2.20		1	
Third	3081	female WC	8.10		1	
Third	3082	service duct	1.30			
Third	3083	circulation	18.70			3
Third	3084	circulation	4.50			2
Third	3085	male WC	31.00			1
Third	3086	store	5.50		1	
Third	3087	stage	333.30			3
Third	3088	circulation	14.90			4
Third	3089	store	111.10			1
Third	3090					
Third	3091					
Third	3092	staors	5.70			
Third	3093	stairs	1.30			
Third	3094					
Third	3095	circulation	17.70			1
Third	3096	store	5.80		1	
Third	3097	switch room	3.30			
Third	3098	store	7.50		1	
Third	3099	store	7.50			
Third	3100	bar area	35.50		1	
Third	3101	stairs	38.40	3,966.00		1
Fourth	4001	circulation	14.00			1
Fourth	4002					
Fourth	4003	circulation	23.00			
Fourth	4004	unknown	3.40			1
Fourth	4005	stairs	25.30			1
Fourth	4006	assesmbley area	34.50			2
Fourth	4007	unknown	6.50			
Fourth	4008	unknown	12.20		2	
Fourth	4009	mailing room	11.20		1	
Fourth	4010	stairs	20.20			
Fourth	4011	circulation	64.20			1
Fourth	4012	changing room 5	46.70			1
Fourth	4013	changing room 4	28.50		1	1
Fourth	4014	changing room 3	18.00			1
Fourth	4015	circulation	69.80			
Fourth	4016	duct	5.60		1	
Fourth	4017	changing room 2	18.20			1

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Fourth	4018	circulation	3.70		1	
Fourth	4019	male WC	15.70		1	
Fourth	4020	circulation	2.50		1	
Fourth	4021	female WC	17.70		1	
Fourth	4022	cleaners store	1.10		1	
Fourth	4023	changing room	27.70		1	1
Fourth	4024	electric cupboard	1.10			
Fourth	4025	plant room	140.10		1	
Fourth	4026	circulation	6.50		1	
Fourth	4027	circulation	24.90			
Fourth	4028	stairs	22.90			
Fourth	4029	store	20.30		1	
Fourth	4030	circulation	6.90		2	
Fourth	4031	coffee lounge	262.40			3
Fourth	4032	stairs	33.40			
Fourth	4033	disabled WC	3.40			
Fourth	4034	circulation	6.60			3
Fourth	4035	plant room	37.30			1
Fourth	4036	circulation	4.60			1
Fourth	4037					
Fourth	4038	kitchen	27.00		1	
Fourth	4039					1
Fourth	4040					
Fourth	4041	office	7.60			
Fourth	4042	bar store	23.70		1	
Fourth	4043	stairs	16.20			
Fourth	4044	store	11.30		1	
Fourth	4045	stairs	23.10		1	2
Fourth	4046	office	23.00			1
Fourth	4047	air handling plant	244.20		2	1
Fourth	4048	stairs	2.00			
Fourth	4049					
Fourth	4050	stairs	35.70			2
Fourth	4051	tier 1	15.70			
Fourth	4052	tier F	48.00			
Fourth	4053	tier Y	28.20			
Fourth	4054	tier X	17.30			
Fourth	4055	circulation	5.90			
Fourth	4056					
Fourth	4057	stairs	13.10		1	
Fourth	4058	tier L	31.30			
Fourth	4059	tier BL	40.50			
Fourth	4060	tier CL	20.70			
Fourth	4061	circulation	13.00			
Fourth	4062	circulation	9.20		3	
Fourth	4063	lighting control	47.60		1	
Fourth	4064	sound control	11.80		2	
Fourth	4065	stairs	59.60			
Fourth	4066					
Fourth	4067	office	6.90		1	
Fourth	4068	rest room	8.80		1	
Fourth	4069	store	9.40		1	
Fourth	4070	circulation	9.50			1

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Fourth	4071	store	3.20			
Fourth	4072	stairs	4.10			
Fourth	4073	tier CR	20.10			
Fourth	4074					
Fourth	4075	tier BR	26.00			
Fourth	4076	tier AR	31.70			
Fourth	4077	store	15.10			
Fourth	4078	circulation	6.10		1	
Fourth	4079	circulation	10.10		2	
Fourth	4080	stairs	1.30		1	
Fourth	4081	store	12.60		1	
Fourth	4082	stairs	6.10			
Fourth	4083					
Fourth	4084					
Fourth	4085					
Fourth	4086					
Fourth	4087					
Fourth	4088					
Fourth	4089					
Fourth	4090					
Fourth	4091					
Fourth	4092					
Fourth	4093	stairs	7.00	1,993.80		
Fifth	5001	circulation	20.30			3
Fifth	5002	lift	4.10			
Fifth	5003	circulation	9.00			1
Fifth	5004	circulation	8.70			
Fifth	5005	stairs	25.50			1
Fifth	5006	circulation	18.40			2
Fifth	5007	circulation	43.20			2
Fifth	5008	changing room	36.60		1	1
Fifth	5009	cleaners store	45.60		1	
Fifth	5010	stairs	12.80			1
Fifth	5011	WC	3.40		1	
Fifth	5012	WC	3.40		1	
Fifth	5013	circulation	31.40			2
Fifth	5014	changing room	40.30			1
Fifth	5015	WC	2.60		1	
Fifth	5016	Laundry	3.10		1	
Fifth	5017	services	1.20		1	
Fifth	5018	circulation	12.00			
Fifth	5019	circulation	19.70			3
Fifth	5020	workshop	28.90			1
Fifth	5021	chilled plant	34.70		3	
Fifth	5022	riser	1.20			1
Fifth	5023	circulation	17.40		1	
Fifth	5024	circulation	9.50			1
Fifth	5025	circulation	10.70			1
Fifth	5026	circulation	46.90			1
Fifth	5027	office	13.50		1	1
Fifth	5028	stairs	23.90			1
Fifth	5029	circulation	47.00			4
Fifth	5030	upper foyer	420.40			11

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Fifth	5031	circulation	5.20			1
Fifth	5032	stairs	29.40			
Fifth	5033	female WC	36.60			1
Fifth	5034	cleaners store	8.00		1	
Fifth	5035	services	4.70		1	
Fifth	5036	disabled WC	3.50		1	
Fifth	5037					
Fifth	5038	male WC	43.70			1
Fifth	5039	services	10.40		1	
Fifth	5040	circulation	6.50			1
Fifth	5041	circulation	8.30		2	
Fifth	5042	store	2.00		1	
Fifth	5043	stairs	56.30			
Fifth	5044	stairs	10.10			
Fifth	5045	electric cupboard	2.10			1
Fifth	5046	Laundry	8.70		2	
Fifth	5047	beer store	8.40		1	
Fifth	5048	stairs	14.10			
Fifth	5049					
Fifth	5050	stairs	10.10			
Fifth	5051	tier Z	26.80			
Fifth	5052	bar	27.20			
Fifth	5053	tier Y	51.10			
Fifth	5054					
Fifth	5055	store	1.20			
Fifth	5056	store	1.50			
Fifth	5057	stairs	7.40			
Fifth	5058	tier L	7.60			
Fifth	5059	tier BL	23.10			
Fifth	5060	tier CL	34.10			
Fifth	5061	circulation	55.90			1
Fifth	5062	store	5.60		1	
Fifth	5063	circulation	40.70			
Fifth	5064	circulation	28.40			
Fifth	5065	stairs	9.60			
Fifth	5066					
Fifth	5067	tier G	43.00			
Fifth	5068	circulation	46.20			
Fifth	5069	stairs	9.80			
Fifth	5070	circulation	57.50			
Fifth	5071	organ	40.50		1	
Fifth	5072	stairs	6.30			
Fifth	5073	tier CR	36.00			
Fifth	5074	stairs	9.20			
Fifth	5075	tier BR	34.20			
Fifth	5076	tier AR	7.30			
Fifth	5077	circulation	8.00			
Fifth	5078					
Fifth	5079	circ	9.30			
Fifth	5080	circulation	5.50			
Fifth	5081	store	4.40			
Fifth	5082	stairs	7.20			
Fifth	5083					

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Fifth	5084					
Fifth	5085					
Fifth	5086					
Fifth	5087					
Fifth	5088					
Fifth	5089					
Fifth	5090					
Fifth	5091					
Fifth	5092					
Fifth	5093					
Fifth	5094					
Fifth	5095					
Fifth	5096					
Fifth	5097					
Fifth	5098					
Fifth	5099					
Fifth	5100					
Fifth	5101	stairs	39.50	1,947.60		
Sixth	6001	landing	17.80			2
Sixth	6002					
Sixth	6003	circulation	10.90			1
Sixth	6004	stairs	7.50			
Sixth	6005	stairs	36.50			1
Sixth	6006	circulation	25.10			1
Sixth	6007	circulation	8.30			1
Sixth	6008	stairs	6.00			
Sixth	6009	circulation	15.30			2
Sixth	6010	follow spot box	21.30		1	
Sixth	6011	circulation	73.90			1
Sixth	6012	store	3.10		1	
Sixth	6013	circulation	2.90			
Sixth	6014	translation room	5.80		1	
Sixth	6015	translation room	8.50		1	
Sixth	6016	store	39.00		2	
Sixth	6017	circulation	12.20		1	
Sixth	6018	store	3.70		1	
Sixth	6019	tier DR	95.40			
Sixth	6020	tier ER	78.90			
Sixth	6021	tier EL	83.30			
Sixth	6022	tier DL	84.10			
Sixth	6023	dimmer room	27.40		2	
Sixth	6024	circulation	26.00		1	
Sixth	6025	circulation	32.30		1	
Sixth	6026	organ blower chamber	10.00		1	
Sixth	6027	roof space	43.90			
Sixth	6028	stairs	16.10			2
Sixth	6029	roof space	13.30		1	
Sixth	6030	circulation	2.50		1	
Sixth	6031	translation room	6.40		1	
Sixth	6032	translation room	6.00		1	
Sixth	6033	store	1.70		1	
Sixth	6034	store	5.70		1	
Sixth	6035	storage tanks	109.80			1

Floor	Room Nr	Description	Area	Sub-Total	Single Door	Double Door
Sixth	6036	air intake	5.80		1	
Sixth	6037					
Sixth	6038					
Sixth	6039					
Sixth	6040	stairs (6101)	36.80			
Sixth	6041					
Sixth	6042					
Sixth	6043					
Sixth	6044	stairs	45.20			
Sixth	6045					
Sixth	6046					
Sixth	6047	tier G	77.20			
Sixth	6048					
Sixth	6049					
Sixth	6050			1,105.60		
Seventh	7001	walkway	55.50			
Seventh	7002	walkway	9.00			
Seventh	7003	walkway	37.90			
Seventh	7004	walkway	2.80			
Seventh	7005	circulation	6.00		1	
Seventh	7006	ledge	3.00			
Seventh	7007	walkway	77.20			
Seventh	7008	walkway	3.80		1	
Seventh	7009	ledge	52.50			
Seventh	7010	ledge	2.90			
Seventh	7011	ledge	12.70			
Seventh	7012	ledge	39.70			
Seventh	7013	duct	5.20	308.20	1	
Eighth	8001	presurization plant room	25.10	25.10		
			13,434.59	13,434.59	223	182
			Errors	0.00		
		GIFA for Cost Plan	Say	13,500.00		

Series:	BCIS All-in TPI				
Series number:	101	quarterly			
Base:	1985 mean = 100				
Last updated:	19-May-2022				
Downloaded:	23-May-2022 10:37				
Date	Index	Status	Equivalent sample	Percentage Change	
				On year	On quarter
Feb-2020	335	Provisional		1.2	0.6
May-2020	335	Provisional		0.0	0.0
Aug-2020	330	Provisional		-1.5	-1.5
Nov-2020	328	Provisional		-1.5	-0.6
Feb-2021	328	Provisional		-2.1	0.0
May-2021	331	Provisional		-1.2	0.9
Aug-2021	339	Provisional		2.7	2.4
Nov-2021	344	Provisional		4.9	1.5
Feb-2022	349	Provisional		6.4	1.5
May-2022	359	Forecast		8.5	2.9
Aug-2022	367	Forecast		8.3	2.2
Nov-2022	369	Forecast		7.3	0.5
Feb-2023	373	Forecast		6.9	1.1
May-2023	375	Forecast		4.5	0.5
Aug-2023	375	Forecast		2.2	0.0
Nov-2023	378	Forecast		2.4	0.8
Feb-2024	384	Forecast		2.9	1.6
May-2024	389	Forecast		3.7	1.3
Aug-2024	389	Forecast		3.7	0.0
Nov-2024	393	Forecast		4.0	1.0
Feb-2025	400	Forecast		4.2	1.8
May-2025	405	Forecast		4.1	1.3
Aug-2025	405	Forecast		4.1	0.0
Nov-2025	407	Forecast		3.6	0.5
Feb-2026	415	Forecast		3.8	2.0
May-2026	420	Forecast		3.7	1.2
Aug-2026	420	Forecast		3.7	0.0
Nov-2026	423	Forecast		3.9	0.7
Feb-2027	431	Forecast		3.9	1.9