

Scale bar 0 1m 5m 10m 20m

Revisions A:20.11.14 JD -Terminology correction
First issued: 10.04.13

Note 1 •Do not scale from this drawing
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•Allow for minimum working tolerances
•Verify all dimensions on site
•Inform Architect of any discrepancies
•Refer to Specification/Finishes Schedule
•Allow for all making good consequent upon the works

For Information

No. GMC/SU/01 Rev A
Scale 1:1000 @ A3
Date 01/13
Project Guildford Museum and Castle
Title Site plan



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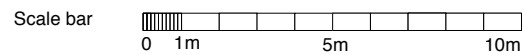
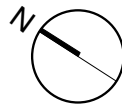
LEVEL E

LEVEL D

LEVEL C

LEVEL B

LEVEL A



Revisions

A:21.11.14 JD
X:10.04.13

Note 1

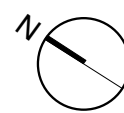
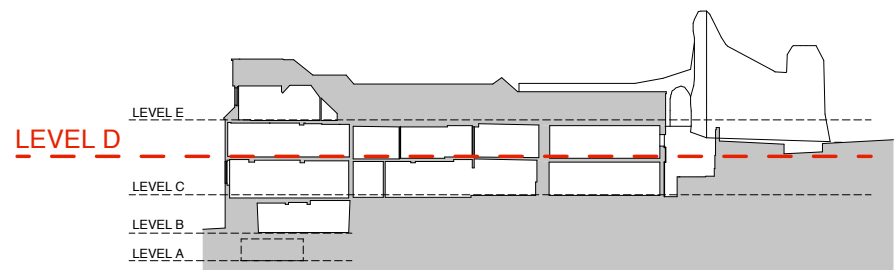
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For Information

No. GMC/SU/02 Rev A
Scale 1:200 @ A3
Date 01/13
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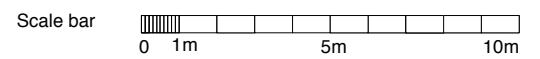
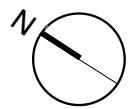
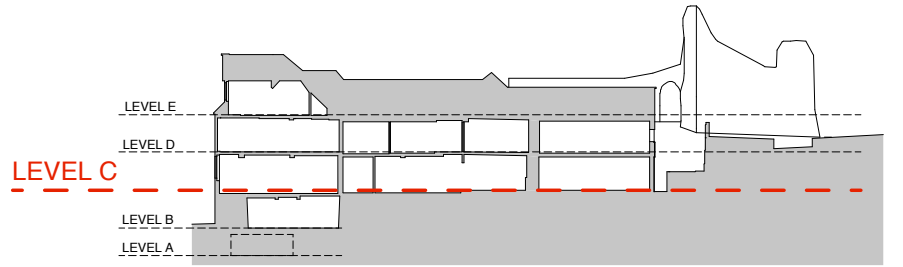
Revisions A:20.11.14 X:10.04.13

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For Information

No. GMC/SU/03 Rev A
Scale 1:200 @ A3
Date 01/13
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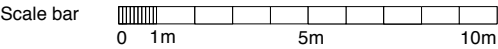
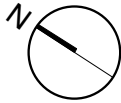
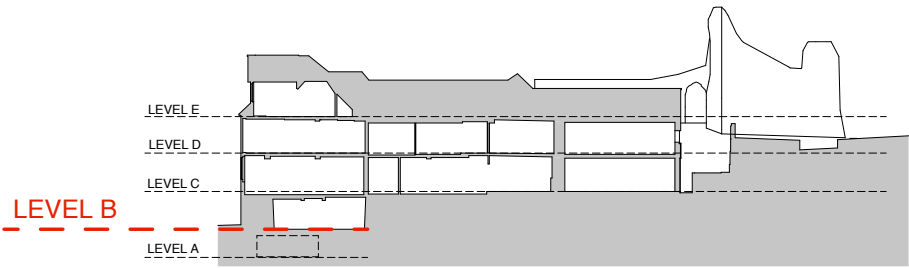
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For Information

No. GMC/SU/04 Rev X
Scale 1:200 @ A3
Date 01/13
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Revisions A: 20.11.14 JD terminology correction
X: 10.04.13

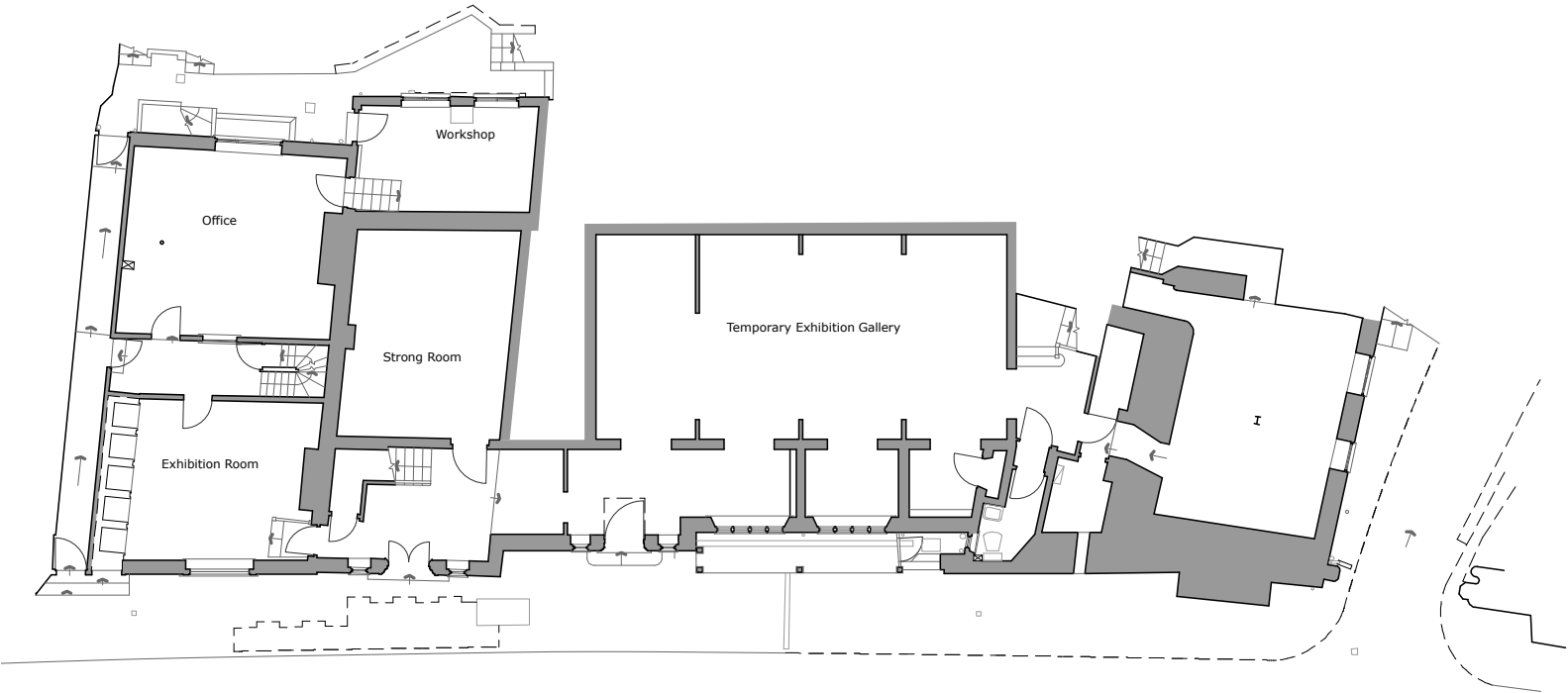
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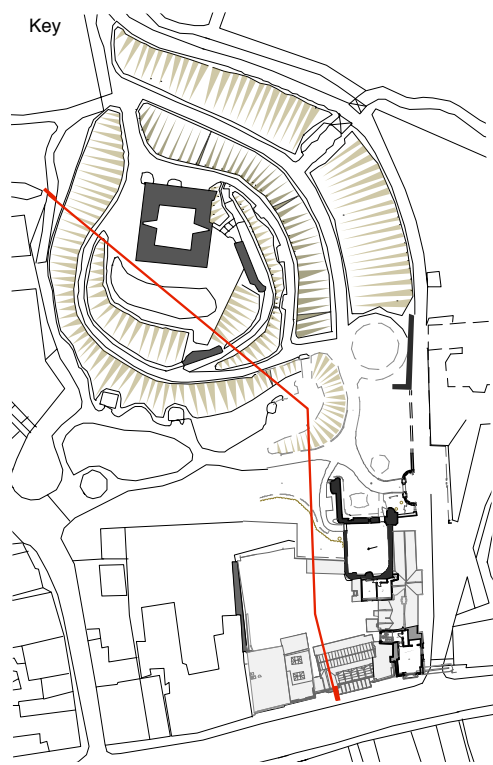
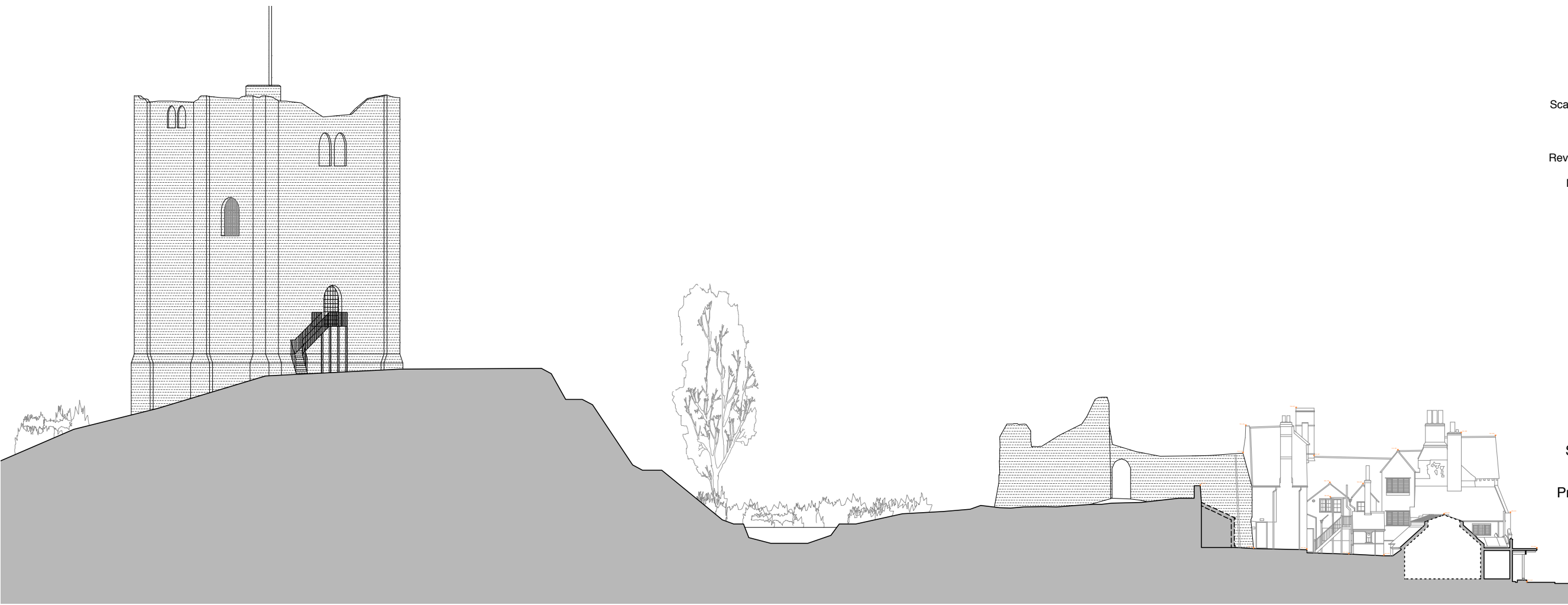
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Scale bar 0 1m 5m 10m

Revisions 10.04.13

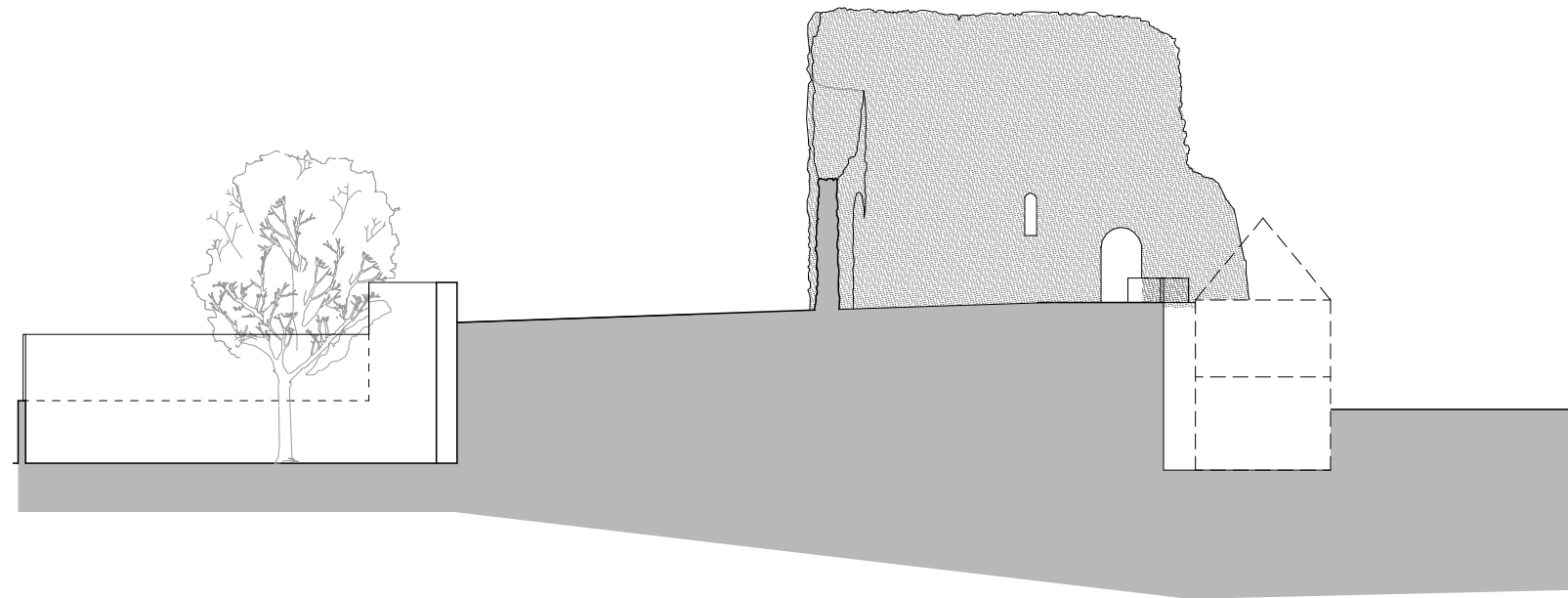
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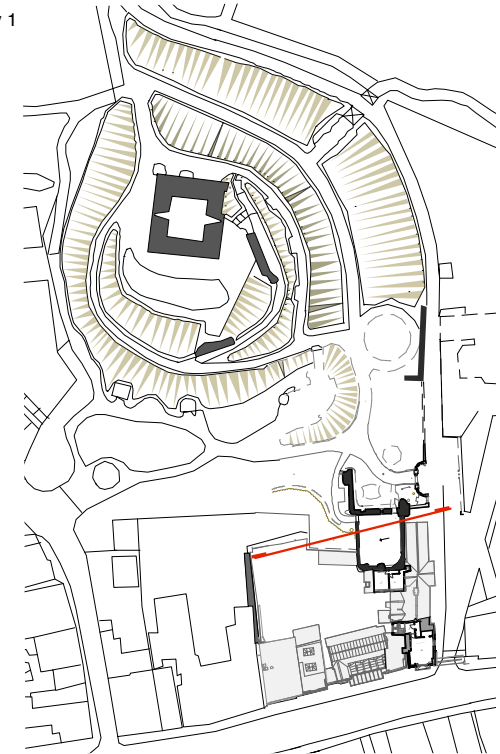
No. GMC/SU/07 Rev X
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Key 1



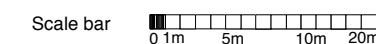
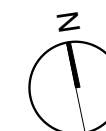
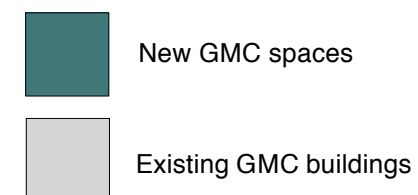
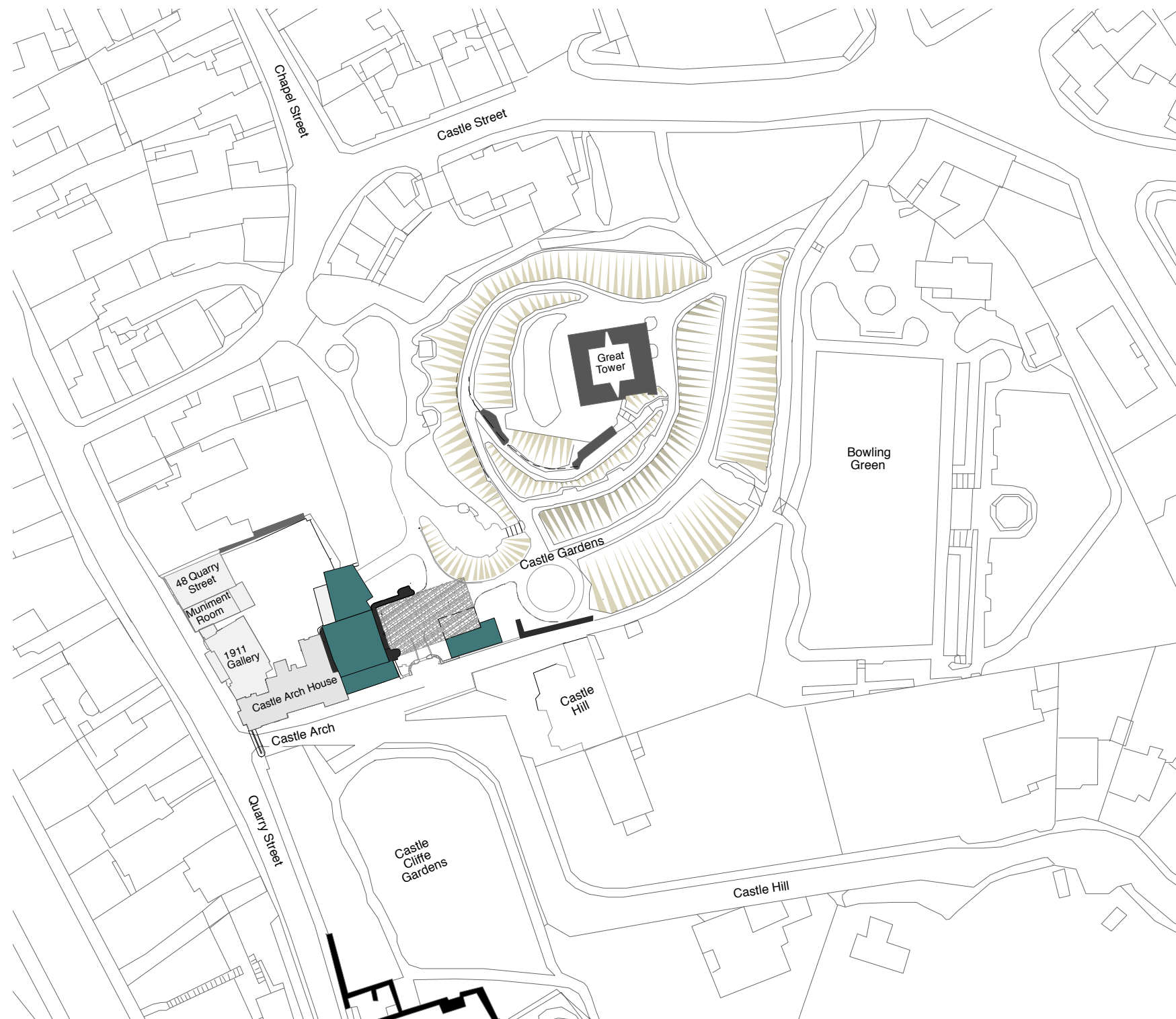
Revisions 10.04.13

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For Information

No. GMC/SU/08 Rev X
 Scale 1:200 @ A3
 Date 01/13
 Project Guildford Museum and Castle
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- Revisions
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| x:10.04.13 |
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For Information

No.	GMC/SK/20 Rev A
Scale	1:1000 @ A3
Date	01/13
Project	Guildford Museum and Castle
Title	Proposed Site plan



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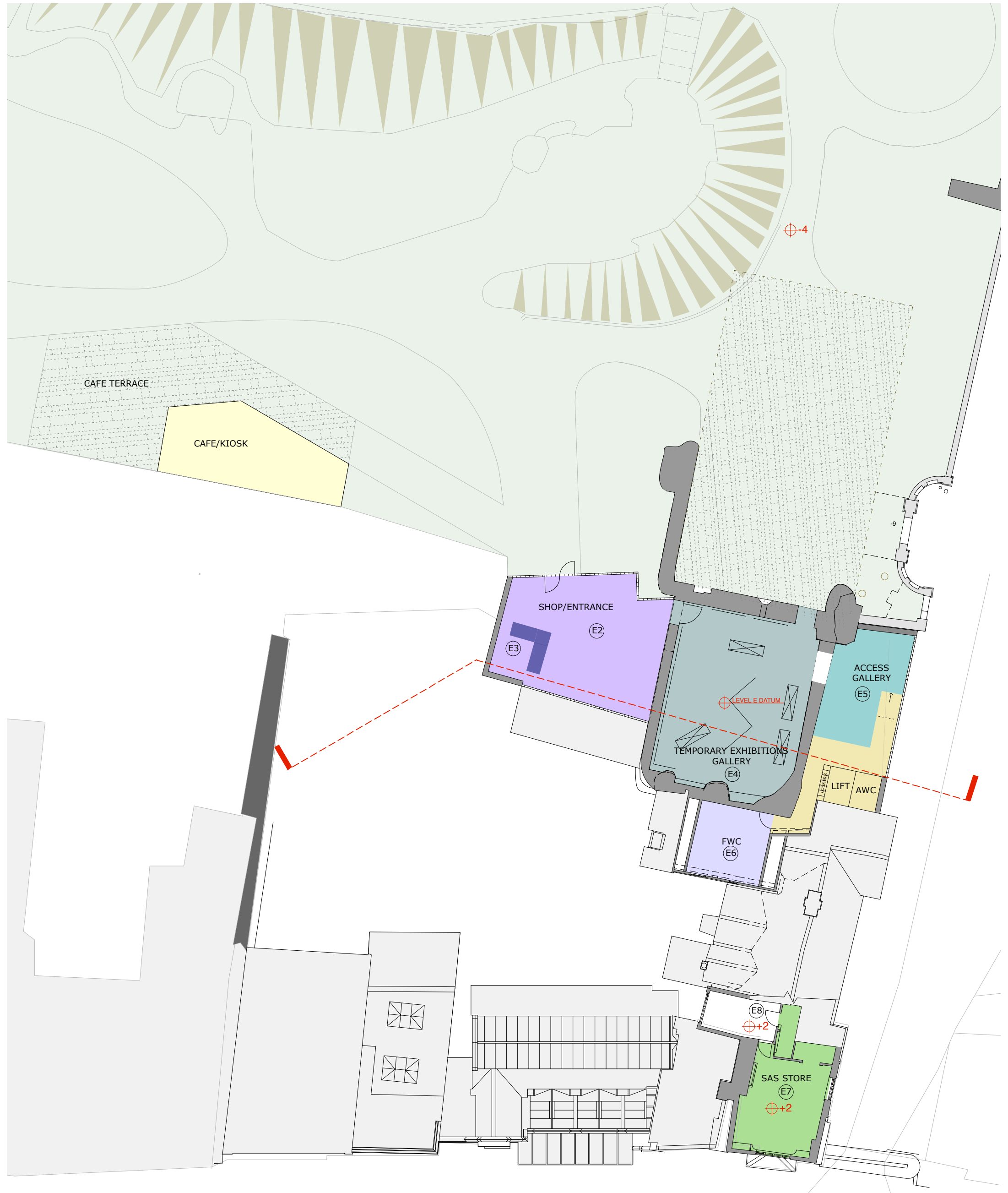
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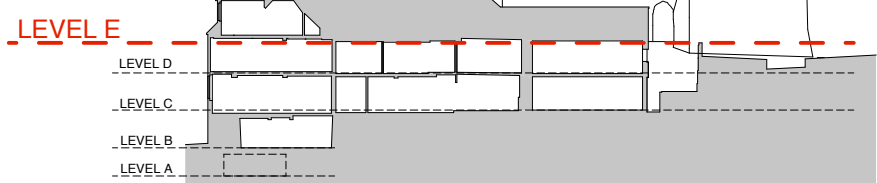
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 Project Guildford Museum and Castle
 Title Section Visual through new spaces

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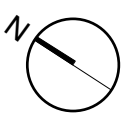
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⊕ -3 = level datum
minus 3 steps



Level key



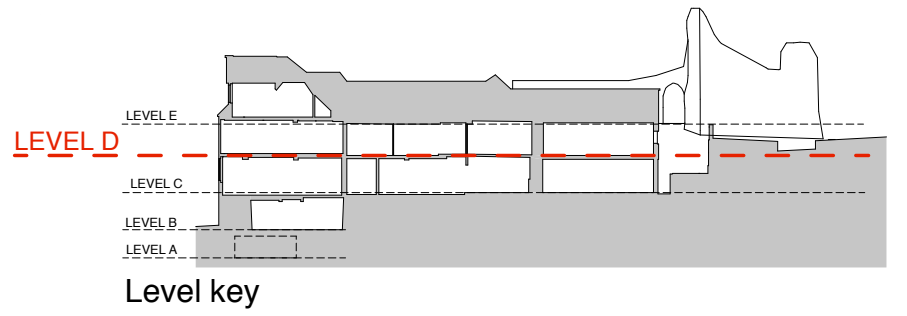
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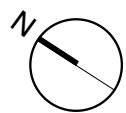
No. **GMC/SK/14** Rev E
Scale 1:200@A3; 1:100@A1
Date Jan 2013
Project Guildford Museum and Castle
Title Proposed Level E

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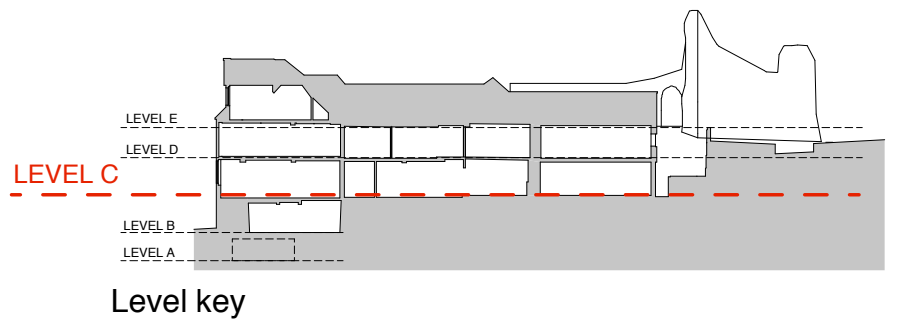
For Information


GMC/SK/13 Rev D

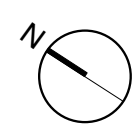
No.	1:200@A3; 1:100@A1
Scale	Jan 2013
Date	Guildford Museum and Castle
Project	Proposed Level D
Title	

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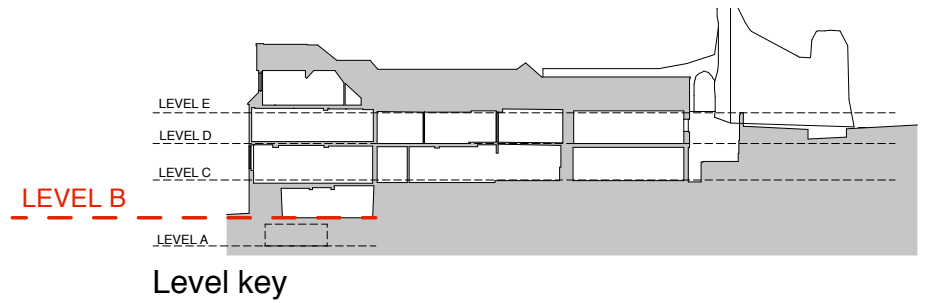
For Information

GMC/SK/12 Rev D

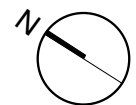
No. 1:200@A3; 1:100@A1
Scale
Date Jan 2013
Project Guildford Museum and Castle
Title Proposed Level C



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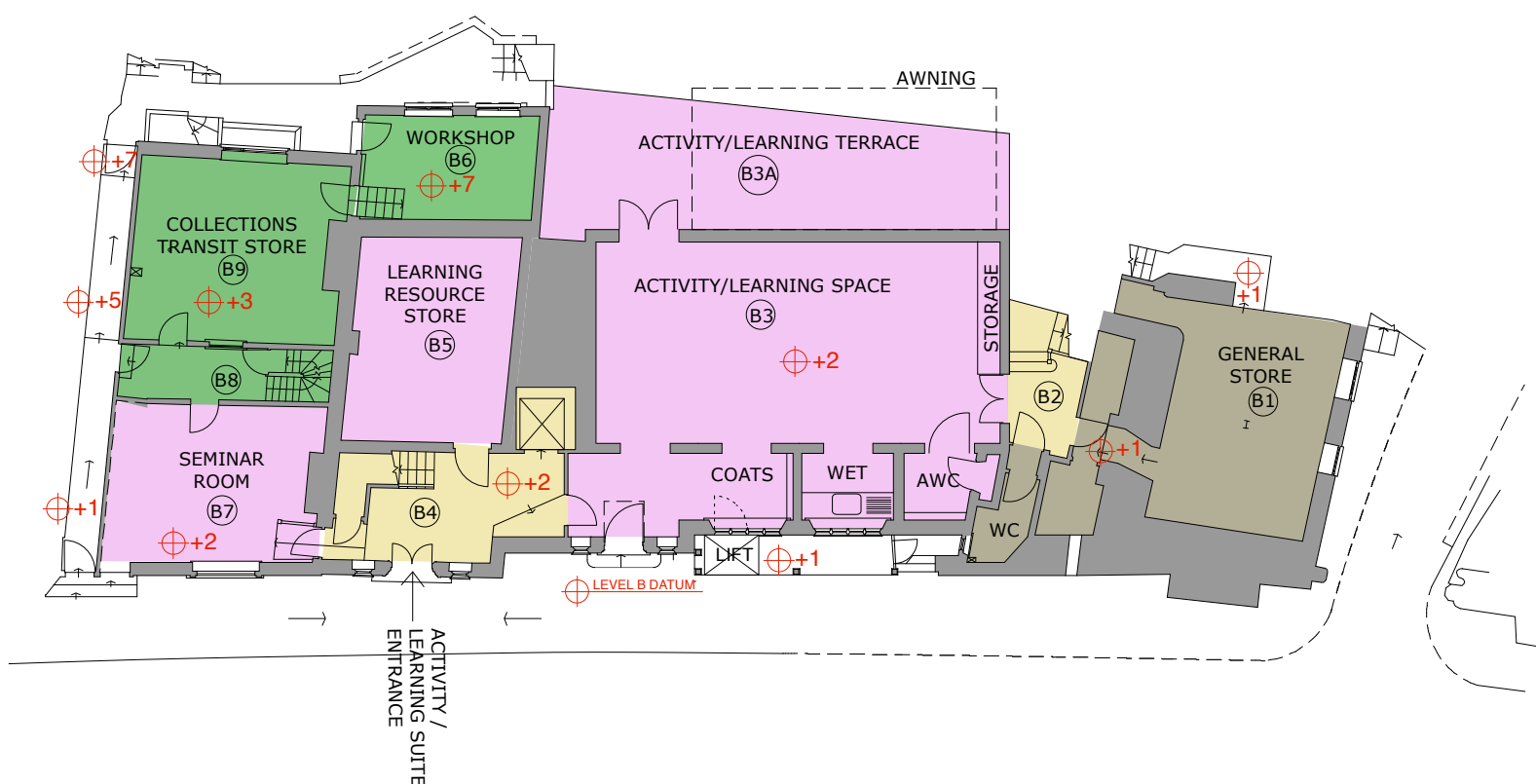
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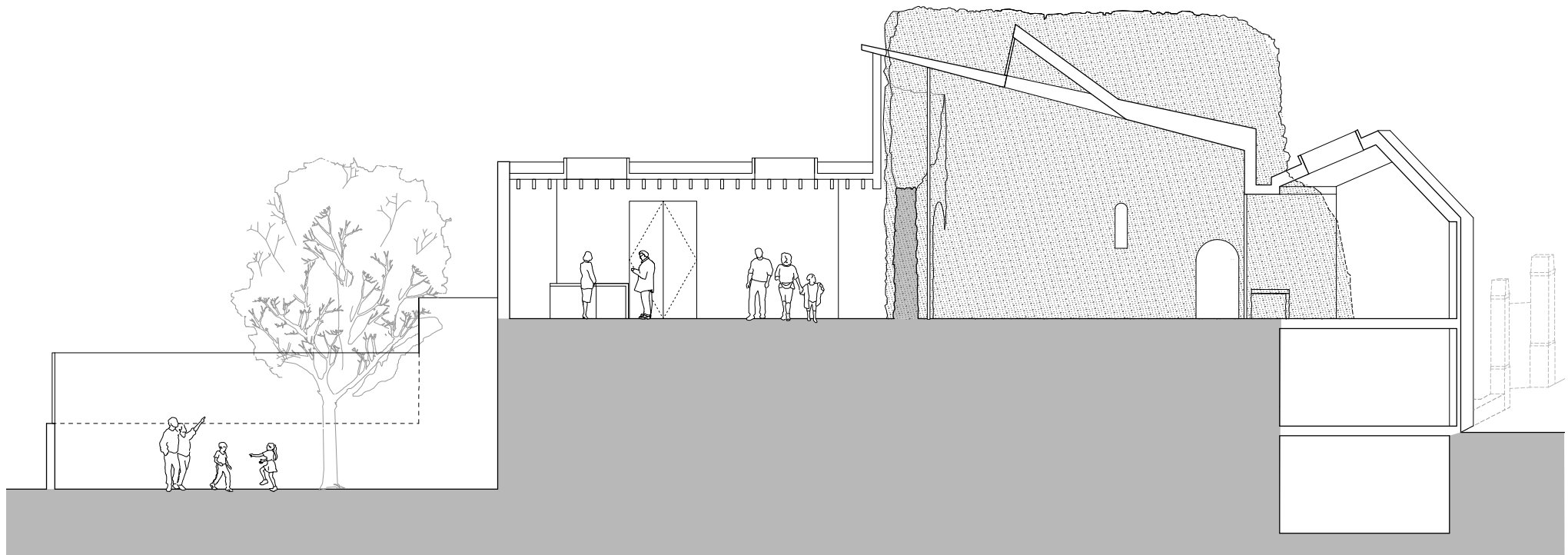
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Date	Jan 2013
Project	Guildford Museum and Castle
Title	Proposed Level B

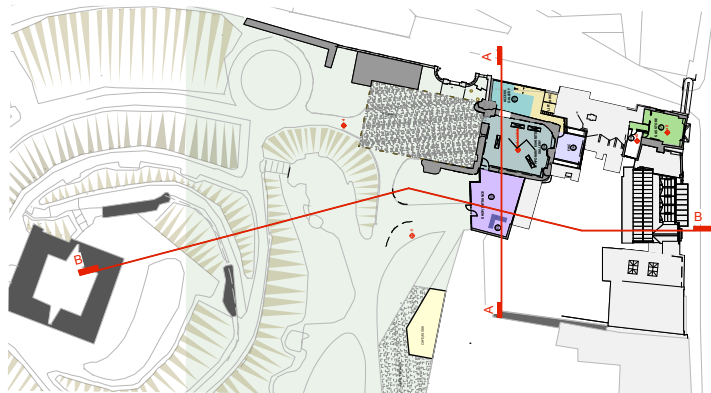
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Key



- Issued 20.11.14 JD
13.04.11 First Issued
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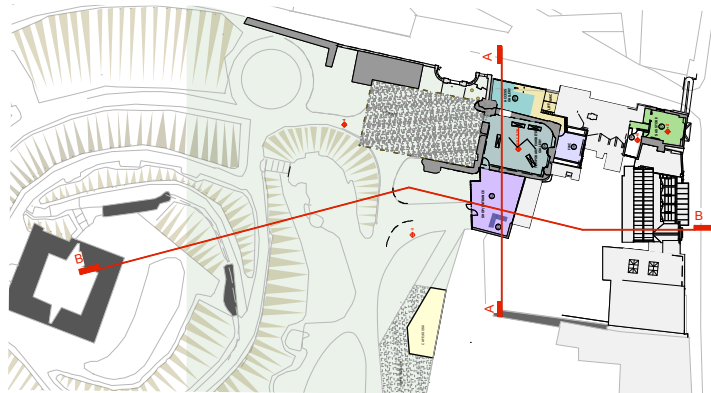
Scale 1:100@A3
Date April 2013
Project Guildford Museum and Castle
Title Proposed Short Section AA

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Key



Revisions 20.11.14 JD
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For Information

GMC/SK/19 Rev A

No. 1:350@A3; 1:175@A1
Scale April 2013
Date Guildford Museum and Castle
Project Proposed Long Section BB
Title

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GMC **Guildford Museum & Castle**

Scope of Works

Archaeology:

Note that all external works and building substructure & drainage etc. works will be subject to pre-construction archaeological study and monitoring during site excavation.

Definitions

General Restoration:

Certain parts of the existing interiors as scheduled below will be subject to 'general restoration' to prepare the building for the installation of new displays.

"General Restoration" =

- Removal of any fitted or loose floor coverings;
- Removal of sundry brackets, rails, fittings etc that are not a historic part of the building fabric;
- Repairs/renewal of live/loose plaster in localised areas;
- Securing of loose/creaking floorboards with appropriate cut-nail fixings; securing of stair treads/risers etc and loose balusters/handrails;
- Renewal of all electrical wiring and accessories flushed into surfaces;
- Provision of suitable number of power sockets;
- New lighting arrangement with good quality modern low-energy fittings;
- Thorough preparation, light rubbing-down and redecoration of all painted surfaces and woodwork;
- Light sanding and/or cleaning of floorboards and application of beeswax-based sealers and wax wearing coat;
- Lightly clean exposed timber elements such as beams/framing/panels with soft brushes, cloths and wood-soap;

Continued...

Overhaul door(s) and apply intumescent paper lining to recessed panels; replace defective ironmongery and fit new locks;
Allow for internal refurbishment of windows to ensure they close fully and are secured with new key operated window locks;

Security Systems:

New and/or adapted fire detection, alarm and security systems will be installed as necessary throughout the site compliant with current regulations and Government Indemnity requirements for care of the collection.

New suited security locking will be fitted to all doors that enclose Museum display areas to provide a physical security barrier to entry from other non-collections areas. New fire signage and emergency lighting installations will be required for the new configuration of the site and buildings.

Decant:

Note that all existing building interiors will be emptied of contents and artefacts by the Employer. The Building Contractor is to remove any remaining non-historic floor-coverings and any fixed / built-in recent display structures/enclosures.

Continued...

Level E

(Castle Gardens level)

Landscaping/External Works

(Northern) Stone Garden entrance arch from Castle Street/Chapel Street:

The arch is to be carefully dismantled and reconstructed on new foundations to the east of its current position to provide more level access from Chapel Street as the main entrance to the site.

The existing site of the arch is to be re-paved/surfaced and a low, rustic stone wall (to match the other 19th century park walls) and bespoke steel railing constructed to secure the gardens.

The raised, walled ground level currently to the east of the arch is to be demolished and ground level reduced to provide smooth and gentle transition in path levels from the pavement through the re-located Chapel Street arch and into the Castle Gardens.

Paths will be laid to lead from the new arch location and ground levels modified to provide gentler inclines (1: 13 steepest) for pedestrian and wheelchair access into the Gardens. New paths to be asphalt with resin-bonded gravel surface, so that paths leading from each of the Castle Gardens 19th Century stone archways to the new Museum Entrance (E3) and to the paved King's Chamber courtyard are subtly distinguished.

(Southern) Stone Garden entrance arch from Castle Hill:

This arch will be retained, but ground levels leading into the Gardens will be modified to provide gentler inclines (1: 13) for pedestrian and wheelchair access into the Gardens from Castle Hill.

To the west of the arch the short, low section of stone walling will be attended to and conserved.

Continued...

King's Chamber Yard:

On the site of the former King's Chamber a level paved courtyard area will be formed to describe the foot-print of the former structure on the site. The ground levels here and leading onto this new paved area will be adjusted to give gentle transitions in level on entering and leaving this new paved area. The paving material to the courtyard rectangle will be large, stone flag-stones of irregular rectangular sizes.

The ruined, remaining walls of the King's Chamber will be retained, having been recently stabilised by Guildford Council.

Free-standing interpretation panels, together with some substantial, fixed bench-seating will be positioned in the courtyard in the shelter of the historic stone walls.

New Shop & Entrance (E2 & E3):

Around the proposed new Shop and Entrance the existing planting beds, lawns, paths and ground levels will be modified and re-laid and to provide a new resin-bonded path leading to the new shop and entrance building. Planting will be suitably developed in this area.

To the north-west of the Shop & Entrance there will be a small, single-storey café kiosk platform (E1), supplied with power, water and drainage. This will be able to serve out onto a new café terrace area on the south-west edge of the Castle Gardens where café tables and chairs will enjoy a sunny aspect and views to the Castle tower, the Museum and its new shop/entrance as well as King's Chamber Yard.

External lighting:

There will be a discrete, low-level bollard and ground level lighting scheme leading right from outside the Chapel Street entrance arch, right across southwards to the Castle Hill entrance arch. It will also be laid up to the new E2/E3 entrance, where outside face of the King's Chamber's ruined walls will be softly lit, bringing light to the hard surfaced area forecourt to the E2/3 shop/entrance.

Continued...

The King's Chamber courtyard will be lit by a number of ground-level light fittings and there will be around six additional up-lighters in the ground to softly illuminate the King's Chamber's historic walls.

The Café kiosk building will have discrete light fittings under the sloping roof eaves to wash light onto the adjacent cafe terrace area.

The lighting scheme will be designed so that light leakage/light pollution is controlled, putting light only where it is actually needed, softly onto ground and wall surfaces. Low energy LED and metal halide lamps, with warm colour-rendering and carefully shielded and hidden light-sources, will be used externally.

Buildings

The new café building (E1):

Subject to being constructed outside this project scope by a franchised independent operator, it will be a single-storey timber-clad structure with a mono-pitched timber-boarded roof containing skylights to reduce dependence on artificial lighting inside. To its north face it will have 2 large, glazed timber-framed sliding doors to allow it to open up to the courtyard and for customers to come inside for service.

Adjacent to the sliding doors will be a service window to enable ice-creams and beverages to be served directly out to the courtyard.

Around half of the interior will be public area for queuing and 'grab and go' displays, with timber-boarded walls and floor, and the other half, behind a service and display counter will be kitchen/catering space, hygienically wall-tiled and with non-slip kitchen flooring. The kitchen will be equipped so that it can be used for functions catering, with 'warm-up' facilities but it will have only simple extract filtering, not suitable for deep-fat frying or heavy cooking purposes.

There will also be a Museum interpretation display on the western end wall inside.

Continued...

While there will be no seating inside, there will be a retractable fabric awning extending onto the paved courtyard to allow some of the outside tables and chairs to be under cover.

New Shop & Entrance (E2 & E3):

This new 65m² single-storey building will be built up against the north-facing historic King's and adjacent Chambers' stone walls. It will be detailed such that there is a clear and expressed junction between historic masonry and new construction, maintaining the visual and material integrity of the ruin walls.

The facades will be 3 - 4.5 metres high, with a gently-pitched copper-clad mono-pitch roof slop, with an expressed internal oak structure. The roof will have 2 generous roof-lights bringing in north light and also giving views upwards to the face of the historic castle walls.

The elevations, which will include generous, glazed timber-framed, power-assisted doors, will be substantially glazed in oak-framed structural elements. The oak shake-clad short east elevation will include a window giving a view directly up to the Castle mound and tower.

A polished concrete underfloor-heated surface inside will have a good-sized mat-well at the entrance doors. Where the floor surface abuts the historic ruin walls, a band 200mm wide of loose knapped flint will be laid in a trench, finishing flush with the floor surface.

The shop area will be fitted out to display Museum merchandise and in addition there will be a well-designed ticketing/reception desk that will also be used as a till station for the shop.

The entrance area will also contain some interpretation material. Large, inviting signage for 'Guildford Museum + Castle' will be prominent externally and also inside the entrance space E3.

Continued...

Lighting will be metal halide flood up-lighters and 7 Nr large pendant fittings. Natural ventilation and environmental control will be effected by simple, automated openers on the two skylights.

Temporary Exhibitions Gallery (E4):

The existing ground level will be carefully excavated (together with archaeological investigation and monitoring) to reduce the floor level and allow for installation of an insulated concrete floor slab with underfloor heating. Floor finish to be hand-made brick paviors laid on edge, with knapped flint banding.

The existing, low southern castle ruin wall will be retained but a 1500mm doorway opening formed at its eastern end. The wall stonework will be stabilised and repaired to prevent future loosening/instability. The rough top edge of this low wall will be capped with pre-cast concrete coping elements incorporating exposed flint aggregate. Where the floor surface abuts the historic ruin walls around the perimeter, a band 200mm wide of loose, knapped flint will be laid in a trench, finishing flush with the floor surface.

The eastern elevation has 2 Nr existing arched, large door-sized openings in it and these will have double-glazed units in slender, bespoke steel/iron frames fitted.

An existing opening in the north wall will be stabilised and attended to, forming the new main visitor gateway into the Museum's proposed Temporary Exhibitions gallery. A large, boarded oak pivoted door will be fitted to provide security.

An elegant and fine independent steel frame will be erected within the new E4 space to support a timber and steel roof structure, which will form a single mono-pitch roof slope, pitching down towards E5, surfaced outside in seamed copper sheet. The roof slope will contain 4 Nr north-facing sky-lights on copper-clad upstands with 'grey-out' automatic blinds or louvre mechanisms internally. The roof slope will over-sail the northern historic stone wall to weather-protect its fragile top edge.

Continued...

A system of moveable, light-weight display screens will be incorporated, supported by the steel structure that supports the roof, to provide display surfaces independently of the existing historic walls.

The gallery will be provided with 4 Nr 2.7-metre tall display cases (2.5m x 0.8m) with internal fibre-optic lighting. These will have retractable castors to allow them to be moved to different positions in the space.

High level track-mounted LED gallery/display lighting will be provided with ample fittings to give flexibility for a range of temporary exhibition configurations. There will be Government Indemnity-standard mechanical environmental control, controlling temperature and humidity levels.

Access Gallery (E5):

The existing, non-significant 20th century strong-room building will be demolished and a new three-storey building constructed on its site, facing Castle Hill and Castle Cliffe Gardens, the site of Edward I's Chamber.

The upper (level E) floor level will be level with E2, E3 & E4, and open to E4 (above the low, capped historic wall between E4 & E5). The floor will be surfaced in broad, unfinished oak boards over a timber floor structure.

The south-facing elevation of E5 will be substantially glazed to provide open views to Castle Cliffe Gardens, the site of Edward I's Chamber. This elevation externally will have horizontal oak louvres to control incoming high-level south light.

The roof over E5 will be a seamed copper mono-pitch slop descending towards E4 and incorporating a broad valley gutter to drain the roofs over E4 & E5. Rainwater from these roofs will be stored in a high-level storage tank over the lift and the accessible WC

Continued...

for use in lavatory flushing. The timber roof structure will be exposed to E5 and will incorporate 3 Nr north-facing sky-lights.

E5 contains a generous, modern, oak staircase leading down to levels D & C and an accessible hydraulic lift descending to levels D & C.

E5 will be simply heated by continuous low radiators at the base of the south-facing windows/façade. Ventilation and summer cooling will be provided by automated venting through the skylights.

There will be high-level track-lighting using low energy LED fittings and 3 Nr large, pendant fittings.

E5 will be used for selective display of non-light sensitive material and interpretation material to introduce visitors to the Museum. It will also serve as a group introduction space. Visitor lockers will be provided adjacent to the accessible lift.

Toilets (Female) (E6):

An existing roof-space will be remodelled and fitted-out as Female WCs. This will include levelling of the floor, fitting of cubicles, tiling and linoleum floor-covering. A minor roof alteration will be made to widen the cranked corridor linking E5 & E6.

The underside of the existing roof will be re-lined and insulated.

Office (E7):

This area will not be refurbished, save for a new electrical installation with concealed wiring and good quality contemporary fluorescent fittings to provide office-standard lighting levels.

New heating installation with simple, pressed-steel radiators will be installed.

The room walls and ceiling surfaces only will be redecorated (i.e excluding all woodwork).

Continued...

Staircase (E8):
General restoration.

Level D

Male WC (D1):
The male WCs will be in the new Castle Hill Access building. Walls will be tiled and laminate cubicle partitions installed onto a linoleum floor.

Stair/lift lobby (D2):
D2 contains a generous, modern, oak staircase leading up to level E and down to levels C and an accessible hydraulic lift. The floor will be surfaced in broad, unfinished oak boards over an expressed timber floor structure.

The south-facing elevation of D1/2 will be substantially glazed to provide open views to Castle Cliffe Gardens, the site of Edward I's Chamber. This elevation externally will have horizontal oak louvres to control incoming high-level south light.

The north internal face wall will be the existing stone historic retaining wall, conserved and stabilised.

D2 will be simply heated by continuous low radiators at the base of the south-facing windows/façade. Ventilation and summer cooling will be provided by automated venting through the skylights above at level E.

There will be high-level track-lighting using low energy LED fittings and 2 Nr large, pendant fittings.

An accessible WC is located alongside the lift.

Museum Library Study Rooms I & II:
Subject to general refurbishment and the installation of library shelving and study tables. To include conservation of the key historic

Continued...

features/details historic rooms to allow visitors to interpret these spaces as part of the historic development of the Castle Arch building.

Spaces D5-D15:

All spaces D5-D15 are excluded from general restoration works save for a new electrical installation with concealed wiring and good quality contemporary fluorescent fittings to provide office-standard lighting levels.

New heating installation with simple, pressed-steel radiators will be installed.

The room walls and ceiling surfaces only will be redecorated (i.e. excluding all woodwork).

Level C

Exhibition area & Stair/lift lobby (C1 & C2):

C2 contains a generous, modern, oak staircase leading up to level D and an accessible hydraulic lift. The floor will be polished concrete underfloor-heated.

The south-facing elevation of C1/2 will be substantially glazed to provide open views to Castle Cliffe Gardens, the site of Edward I's Chamber. This elevation externally will have horizontal oak louvres to control incoming high-level south light.

The north wall will be the existing stone historic retaining wall, conserved and stabilised.

Ventilation and summer cooling will be provided by automated venting through the skylights above at level E.

There will be high-level exhibition-standard track-lighting using low energy LED fittings.

Continued...

Area C1 will be used for display and interpretation material exhibiting non-sensitive artefacts and cases.

An accessible WC is located alongside the lift.

All spaces C3-C11 are to be subject to general restoration and in addition careful additional restoration and conservation work to historic architectural details and fittings. These display spaces will be brought to a standard of conservation and finish such that, in addition to their use as exhibition and interpretation spaces, visitors are able to experience and interpret the important historic architecture and details of the building.

These display spaces are to be fitted with ceiling mounted track-lighting with low energy, very small specialist LED light fittings. In addition there will be other very small LED individual light sources/spotlights integrated into and hidden by existing details and features in the rooms.

All of these rooms will be fitted out as exhibition spaces with some open displays, some vitrines and interpretation material. There will also be some bespoke gallery seating, interactive displays (including touch-screen and touch-object stands). There will be a well-coordinated object labelling scheme as well as individual room-panels.

Windows will be fitted with bespoke louvred timber hinged security and light-control shutters. In addition light-control roller-blinds will be fitted.

These areas will be fitted with discrete security camera coverage and concealed-cabled intruder alarm system, all to collections/exhibition space standards.

There will be a simple humidification/dehumidification system using in-room units discretely built-into the gallery seating, draining dehumidification run-off to level C below.

Continued...

Museum Offices etc. (C14-C16):

These areas will not be refurbished, save for a new electrical installation with concealed wiring and good quality contemporary fluorescent fittings to provide office-standard lighting levels.

New heating installation with simple, pressed-steel radiators will be installed.

The room walls and ceiling surfaces only will be redecorated (i.e. excluding all woodwork).

Victorian Classroom and Resource Space (C13, 17 & 18)

Will be subject to general refurbishment and, in addition, a partition wall between C17 & 18 will be removed to create the Resource Space. C13 will have a higher level of refurbishment, including renewal of its sky-light to provide daylighting and natural ventilation and the relocation here of the Museum's (currently off-site) Victorian Schoolroom using existing desks, benches etc. Daylighting will be the primary light source, with artificial lighting discretely incorporated in the skylight design.

Stair & Lift (C12)

A new lift will serve the Victorian Classroom and Resource space and the existing staircase C12 will be redecorated.

Level B

General Store (B1):

This is low-grade non-collections storage space that will not be refurbished save for a new electrical installation with concealed wiring and good quality contemporary fluorescent fittings to provide office-standard lighting levels.

New heating installation with simple, pressed-steel radiators will be installed.

Continued...

The room walls and ceiling surfaces only will be redecorated (i.e. excluding all woodwork).

A local dehumidifier will be installed, connected to drainage.

Stair & WC (B2):

General restoration, including fitting-out of an ambulant (non-wheelchair) WC.

Activity & Learning Space (B3):

General restoration, together with the following:

The existing temporary exhibition and shop space is to be stripped out, including removal of sub-standard built-in glazed displays.

The floor will be prepared, levelled and laid with linoleum. The east and north walls are to be stripped and re-lined with insulation board with OSB and skimmed 'Duraline' plasterboard over, to provide tough surfaces onto which shelves etc. can be easily secured. They will be coated with magnetic paint. Other walls are to be made good and plaster repaired.

A new opening with a pair of fully double-glazed oak-framed doors will provide new access outside to area B3A.

The ceiling lining is to be removed, insulation installed and re-lined. The raised lantern is to have 3 Nr large double-glazed skylight units fitted on electric openers for ventilation.

Lighting will be provided by 6 Nr metal halide flood-lights reflecting light off the ceiling in addition to 8 Nr large pendant light fittings. Additional modern, good-quality low-energy lighting will be provided in the entrance, coats and 'wet' areas. Low surface-temperature skirting-height radiators are to be fitted around the space.

At the southern end-wall a deep, tall storage unit with locking doors will be fitted. On the west side a fully-tiled sink 'wet' area will be created under the window looking to Quarry Street. A coats area will

Continued...

also be fitted-out with hooks and low-level pigeon-holes for packed-lunch storage.

An accessible WC is to be installed in the south-west corner.

Externally, on Quarry Street, the existing timber 'bus shelter' structure will be raised by approx 300mm on stone blocks under each of its timber posts, the raised concrete plinth removed and re-paved level with the pavement. A wheelchair-accessible platform lift will be installed and the adjacent window removed, the opening enlarged down to pavement level, and a new bespoke pair of glazed doors installed that replicate the detail of the existing window.

The front street entrance door is to be overhauled to include reversing its swing so that it opens inwards to the left, to improve accessibility into the coats lobby when groups enter. A cluster of 30 Nr open pidgeon-hole racking will be provided in the 'coats' area for childrens' lunch-bags.

A new door and frame to be fitted between B4 and B3 and a new pair of doors and frame between B2 & B3.

Activity/Learning Terrace (B3A):

This outside area is to be brick-paved, level with the internal floor level, with a painted brick retaining wall (approx 2m high) on its east and south edges. A retractable awning is to be fitted over this area, under the eaves of the existing roof.

Learning Resource Space/Store (B5):

General restoration, together with the following:

Fitted racking/storage units with lockable wooden tambour door (roller-shutters) to the northern wall.

Linoleum flooring.

Spaces B4; B6; B8; B9:

Continued...

Guildford Museum & Castle (GMC)
Draft Scope of Works

All these back-of-house store and workshop spaces are excluded from general restoration works save for a new electrical installation with concealed wiring (except in B6 where it is in galvanised steel conduit) and good quality contemporary fluorescent fittings to provide office-standard lighting levels.

New heating installation with simple, pressed-steel radiators will be installed.

The room walls and ceiling surfaces only will be redecorated (i.e. excluding all woodwork).

Seminar Room B7:

General restoration to create a new seminar room with carpet to floor, pendant ceiling lights and roller blind to the window.

Ends.
14th November 2014

Continued...

GUILDFORD MUSEUM AND CASTLE

BUDGET ESTIMATE No.3

10th July 2014

**WILLIAM G. DICK PARTNERSHIP LLP
12 The Leather Market, Weston Street, London SE1 3ER
Tel: 020 7407 7330 Fax: 020 7407 6867**

GUILDFORD MUSEUM AND CASTLE

10th July 2014

BUDGET ESTIMATE No.3

Summary

£

Café		215 000.00
Shop/Entrance		224 000.00
Temporary Exhibition		343 000.00
Three storey 'Link' Structure		608 000.00
Roof top WC Extension		88 000.00
Exhibition Space		537 000.00
Activity / Learning Space		183 000.00
North Building		312 000.00
External Works		270 000.00
		<hr/>
SubTotal		2 780 000.00
Contingency Allowance	@ 10% say	278 000.00
		<hr/>
SubTotal		3 058 000.00
Allowance for Increased Costs to 4Q 2017	@ 18% say	552 000.00
		<hr/>
Construction Budget Estimate No.3	£	3 610 000.00
		<hr/> <hr/>

Notes

Refer to Notes and Exclusions

Excludes Fees, VAT

GUILDFORD MUSEUM AND CASTLE

BUDGET ESTIMATE No.3

10th July 2014

New Build Elemental Summary

Gross Internal	45.00	65.00	94.00	165.00	24.50	421.00	94.00	314.00	1 222.50	sqm
Floor Area	484	700	1 012	1 776	264	4 532	1 012	3 380	13 159	sqft

Element	Café	Shop	Gallery	Link	Female WC	Exhibition	Activity	North Blg	Total (£)	£/sqm	£/sqft	%age of Total
Demolitions and Alterations	0.00	0.00	0.00	11 000.00	16 000.00	17 000.00	10 000.00	6 000.00	60 000.00	49.08	4.56	1.96
Substructure	20 000.00	25 000.00	46 000.00	54 000.00	0.00	0.00	2 000.00	0.00	147 000.00	120.25	11.17	4.81
Structural Frame	5 000.00	8 000.00	17 000.00	20 000.00	5 000.00	0.00	0.00	0.00	55 000.00	44.99	4.18	1.80
Upper Floors	0.00	0.00	0.00	10 000.00	5 000.00	0.00	0.00	0.00	15 000.00	12.27	1.14	0.49
Stairs	0.00	0.00	0.00	32 000.00	0.00	7 000.00	0.00	0.00	39 000.00	31.90	2.96	1.28
Roofs	27 000.00	35 000.00	44 000.00	35 000.00	11 000.00	10 000.00	27 000.00	9 000.00	198 000.00	161.96	15.05	6.47
External Walls	19 000.00	19 000.00	36 000.00	131 000.00	0.00	10 000.00	5 000.00	2 000.00	222 000.00	181.60	16.87	7.26
Windows and External Doors	15 000.00	13 000.00	9 000.00	0.00	1 000.00	27 000.00	8 000.00	1 000.00	74 000.00	60.53	5.62	2.42
Internal Walls	2 000.00	0.00	0.00	10 000.00	3 000.00	0.00	0.00	0.00	15 000.00	12.27	1.14	0.49
Internal Doors	2 000.00	0.00	0.00	11 000.00	2 000.00	8 000.00	1 000.00	1 000.00	25 000.00	20.45	1.90	0.82
Fittings	30 000.00	35 000.00	48 000.00	42 000.00	11 000.00	116 000.00	11 000.00	20 000.00	313 000.00	256.03	23.79	10.24
Floor Finishes	7 000.00	11 000.00	15 000.00	10 000.00	2 000.00	15 000.00	10 000.00	3 000.00	73 000.00	59.71	5.55	2.39
Wall Finishes	12 000.00	11 000.00	9 000.00	15 000.00	2 000.00	35 000.00	10 000.00	10 000.00	104 000.00	85.07	7.90	3.40
Ceiling Finishes	3 000.00	6 000.00	10 000.00	14 000.00	2 000.00	7 000.00	7 000.00	6 000.00	55 000.00	44.99	4.18	1.80
Sanitary Ware	3 000.00	0.00	0.00	9 000.00	4 000.00	3 000.00	4 000.00	2 000.00	25 000.00	20.45	1.90	0.82
M&E Services	34 000.00	35 000.00	69 000.00	83 000.00	14 000.00	220 000.00	48 000.00	163 000.00	666 000.00	544.79	50.61	21.78
Lifts	0.00	0.00	0.00	44 000.00	0.00	0.00	19 000.00	53 000.00	116 000.00	94.89	8.82	3.79
Drainage	11 000.00	0.00	0.00	7 000.00	0.00	0.00	0.00	0.00	18 000.00	14.72	1.37	0.59
External Works; separate summary									270 000.00	220.86	20.52	8.83
SUBTOTAL	190 000.00	198 000.00	303 000.00	538 000.00	78 000.00	475 000.00	162 000.00	276 000.00	2 490 000.00	2 036.81	189.23	81.43
Preliminaries	25 000.00	26 000.00	40 000.00	70 000.00	10 000.00	62 000.00	21 000.00	36 000.00	290 000.00	237.22	22.04	9.48
SUBTOTAL	215 000.00	224 000.00	343 000.00	608 000.00	88 000.00	537 000.00	183 000.00	312 000.00	2 780 000.00	2 274.03	211.26	90.91
Contingencies	24 000.00	25 000.00	38 000.00	67 000.00	10 000.00	59 000.00	20 000.00	35 000.00	278 000.00	227.40	21.13	9.09
TOTAL	239 000.00	249 000.00	381 000.00	675 000.00	98 000.00	596 000.00	203 000.00	347 000.00	3 058 000.00	2 501.43	232.39	100.00

Refer to attached Brief Specification Notes and "Notes and Exclusions"

GUILDFORD MUSEUM AND CASTLE

10th July 2014

BUDGET ESTIMATE No.3

	£	£
<u>CAFE</u>		
<u>Demolitions and Alterations</u>		
None	0.00	
		0.00
<u>Substructures</u>		
Strip footings	6 500.00	
Column bases	3 200.00	
Formation of ground floor slabs	4 800.00	
Junction with existing wallings	1 200.00	
Archaeological watching brief	2 700.00	
Sundries	1 600.00	
		20 000.00
<u>Frame</u>		
Allowance for structural frame	5 000.00	
		5 000.00
<u>Upper Floors</u>		
None		
		0.00
<u>Staircase</u>		
None		
		0.00

BUDGET ESTIMATE No.3

	£	£
<u>CAFE</u>		
<u>Roof</u>		
Mono-pitched roof structure and covering	14 200.00	
Verges	1 100.00	
Eaves and gutters	1 200.00	
Rooflights	4 800.00	
Downpipes	300.00	
Awning	5 300.00	
Sundries	100.00	
	<hr/>	27 000.00
<u>External Walls</u>		
Timber frame and cladding	18 200.00	
Sundries	800.00	
	<hr/>	19 000.00
<u>Windows and Doors</u>		
Sliding doors	10 500.00	
Servery window	1 100.00	
Other windows	1 600.00	
Back door	1 100.00	
Sundries	700.00	
	<hr/>	15 000.00
<u>Internal Walls</u>		
100mm blockwork	1 600.00	
Sundries	400.00	
	<hr/>	2 000.00
<u>Internal Doors</u>		
Single doors	1 600.00	
Sundries	400.00	
	<hr/>	2 000.00
<u>Fittings</u>		
Servery	10 500.00	
Catering Equipment	10 500.00	
Entrance mat	1 100.00	
Display boards	3 200.00	
Blinds	3 200.00	
Sundries	1 500.00	
	<hr/>	30 000.00

BUDGET ESTIMATE No.3

	£	£
<u>CAFE</u>		
<u>Floor Finishes</u>		
Screed	1 500.00	
Timber	3 200.00	
Vinyl	900.00	
Skirting	1 100.00	
Sundries	300.00	
	<hr/>	7 000.00
<u>Wall Finishes</u>		
Timber boarded	6 600.00	
Wall tiled	4 400.00	
Sundries	1 000.00	
	<hr/>	12 000.00
<u>Ceiling Finishes</u>		
Plasterboard, skim and paint	1 900.00	
Access panels	700.00	
Sundries	400.00	
	<hr/>	3 000.00
<u>Sanitaryware</u>		
Sink to kitchen	1 100.00	
WCs	600.00	
Whbs	1 100.00	
Sundries	200.00	
	<hr/>	3 000.00
<u>Mechanical and Electrical Services</u>		
Generally	18 900.00	
Incoming services	10 000.00	
Builders work	1 000.00	
MC OH&p, MCD and Attendances	2 500.00	
Sundries	1 600.00	
	<hr/>	34 000.00

BUDGET ESTIMATE No.3

	£	£
<u>CAFE</u>		
<u>Drainage</u>		
Allowance for manholes	6 300.00	
Allowance for drainage runs	2 700.00	
Allowance for connections to existing services	1 600.00	
Sundries	400.00	
	<hr/>	11 000.00
		<hr/>
TOTAL to summary		190 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

10th July 2014

BUDGET ESTIMATE No.3

	£	£
<u>NEW SHOP AND ENTRANCE</u>		
<u>Demolitions and Alterations</u>		
None	0.00	
		0.00
<u>Substructures</u>		
Strip footings	7 600.00	
Column bases	3 200.00	
Formation of ground floor slabs	6 900.00	
Junction with existing wallings	2 800.00	
Archaeological watching brief	3 200.00	
Sundries	1 300.00	
		25 000.00
<u>Frame</u>		
Allowance for structural timber frame	8 000.00	
		8 000.00
<u>Upper Floors</u>		
None		
		0.00
<u>Staircase</u>		
None		
		0.00
<u>Roof</u>		
Mono-pitched roof structure and covering	20 500.00	
Verges	1 400.00	
Eaves and gutters	1 100.00	
Rooflights	10 500.00	
Downpipes	400.00	
Sundries	1 100.00	
		35 000.00

BUDGET ESTIMATE No.3

	£	£
<u>NEW SHOP AND ENTRANCE</u>		
<u>External Walls</u>		
Timber frame and cladding	12 400.00	
Timber frame abutting existing walls	5 500.00	
Sundries	1 100.00	
		19 000.00
<u>Windows and Doors</u>		
Entrance doors	10 500.00	
Other windows	2 100.00	
Sundries	400.00	
		13 000.00
<u>Internal Walls</u>		
None		0.00
<u>Internal Doors</u>		
None		0.00
<u>Fittings</u>		
Shop fittings	26 200.00	
Entrance mat	2 100.00	
Sign	5 300.00	
Sundries	1 400.00	
		35 000.00
<u>Floor Finishes</u>		
Polished concrete	6 900.00	
Skirting	800.00	
Flint trench	2 800.00	
Sundries	500.00	
		11 000.00
<u>Wall Finishes</u>		
Timber boarded	10 600.00	
Sundries	400.00	
		11 000.00

BUDGET ESTIMATE No.3

	£	£
<u>NEW SHOP AND ENTRANCE</u>		
<u>Ceiling Finishes</u>		
Plasterboard, skim and paint	4 800.00	
Access panels	700.00	
Sundries	500.00	
	<hr/>	6 000.00
<u>Sanitaryware</u>		
None		
	<hr/>	0.00
<u>Mechanical and Electrical Services</u>		
Generally	20 500.00	
Incoming services	10 000.00	
Builders work	1 100.00	
MC OH&p, MCD and Attendances	2 700.00	
Sundries	700.00	
	<hr/>	35 000.00
<u>Drainage</u>		
None		
	<hr/>	0.00
 TOTAL to summary		<hr/> 198 000.00 <hr/>

GUILDFORD MUSEUM AND CASTLE

10th July 2014

BUDGET ESTIMATE No.3

	£	£
<u>TEMPORARY EXHIBITIONS GALLERY</u>		
<u>Demolitions and Alterations</u>		
None	0.00	
	<hr/>	0.00
<u>Substructures</u>		
Reduce level excavation	11 800.00	
Allowance for Archaeological watching brief	10 500.00	
Column bases	4 800.00	
Formation of ground floor slabs	9 900.00	
Junction with existing wallings	8 200.00	
Sundries	800.00	
	<hr/>	46 000.00
<u>Frame</u>		
Allowance for structural frame	17 000.00	
	<hr/>	17 000.00
<u>Upper Floors</u>		
None		
	<hr/>	0.00
<u>Staircase</u>		
None		
	<hr/>	0.00
<u>Roof</u>		
Mono-pitched roof structure and covering	29 600.00	
Verges	1 500.00	
Eaves and gutters	1 200.00	
Rooflights	10 500.00	
Downpipes	500.00	
Sundries	700.00	
	<hr/>	44 000.00

BUDGET ESTIMATE No.3

	£	£
<u>TEMPORARY EXHIBITIONS GALLERY</u>		
<u>External Walls</u>		
Remedial works to existing walls	8 200.00	
Forming level top and capping to low wall	2 400.00	
Form openings	5 300.00	
Timber frame and cladding	12 800.00	
Timber frame abutting existing walls	6 300.00	
Sundries	1 000.00	
		36 000.00
<u>Windows and Doors</u>		
Oak pivot door to Shop	2 700.00	
Metal bespoke windows	3 200.00	
Other windows	2 100.00	
Sundries	1 000.00	
		9 000.00
<u>Internal Walls</u>		
None		0.00
<u>Internal Doors</u>		
None		0.00
<u>Fittings</u>		
Exhibition fittings	15 700.00	
Display screens	10 500.00	
Rooflight blinds	21 000.00	
Sundries	800.00	
		48 000.00
<u>Floor Finishes</u>		
Brick paviers	9 900.00	
Flint trench	4 100.00	
Sundries	1 000.00	
		15 000.00
<u>Wall Finishes</u>		
Allowance	8 200.00	
Sundries	800.00	
		9 000.00

BUDGET ESTIMATE No.3

	£	£
<u>TEMPORARY EXHIBITIONS GALLERY</u>		
<u>Ceiling Finishes</u>		
Allowance for exposed roof structure	9 900.00	
Sundries	100.00	
	<hr/>	10 000.00
<u>Sanitaryware</u>		
None		
	<hr/>	0.00
<u>Mechanical and Electrical Services</u>		
Generally	49 200.00	
Incoming services	10 000.00	
Builders work	2 500.00	
MC OH&p, MCD and Attendances	6 500.00	
Sundries	800.00	
	<hr/>	69 000.00
<u>Drainage</u>		
None		
	<hr/>	0.00
		<hr/>
TOTAL to summary		303 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

	£	£
<u>THREE STOREY 'LINK' STRUCTURE</u>		
 <u>Demolitions and Alterations</u>		
Demolish existing building	11 000.00	
	<hr/>	11 000.00
 <u>Substructures</u>		
Strip footings	6 700.00	
Allowance for Underpinning	22 000.00	
Lift pit	5 300.00	
Column bases	6 300.00	
Formation of ground floor slabs	7 200.00	
Junction with existing wallings	2 200.00	
Archaeological watching brief	3 200.00	
Sundries	1 100.00	
	<hr/>	54 000.00
 <u>Frame</u>		
Allowance for structural frame	20 000.00	
	<hr/>	20 000.00
 <u>Upper Floors</u>		
Timber floors	10 000.00	
	<hr/>	10 000.00
 <u>Staircase</u>		
Oak staircase	32 000.00	
	<hr/>	32 000.00

BUDGET ESTIMATE No.3

	£	£
<u>THREE STOREY 'LINK' STRUCTURE</u>		
<u>Roof</u>		
Mono-pitched roof structure and covering	17 300.00	
Verges	1 100.00	
Eaves and gutters	1 200.00	
Rooflights	7 900.00	
Downpipes	700.00	
Rainwater collection	5 300.00	
Sundries	1 500.00	
		35 000.00
<u>External Walls</u>		
Glazed façade	69 100.00	
Louvres	41 500.00	
Timber frame abutting existing walls	19 800.00	
Sundries	600.00	
		131 000.00
<u>Windows and Doors</u>		
None		0.00
<u>Internal Walls</u>		
Blockwork to form lift shaft	6 100.00	
Stud Partitioning	3 800.00	
Sundries	100.00	
		10 000.00
<u>Internal Doors</u>		
Single doors	10 500.00	
Sundries	500.00	
		11 000.00
<u>Fittings</u>		
Exhibition fittings	21 000.00	
Lockers	5 900.00	
Male WC fittings	10 500.00	
Accessible WC fittings	2 100.00	
Sundries	2 500.00	
		42 000.00

BUDGET ESTIMATE No.3

	£	£
<u>THREE STOREY 'LINK' STRUCTURE</u>		
<u>Floor Finishes</u>		
Polished concrete	5 800.00	
Vinyl	1 000.00	
Skirting	2 700.00	
Sundries	500.00	
		10 000.00
<u>Wall Finishes</u>		
Allowance to envelope	10 100.00	
Plaster and paint block work	2 600.00	
Skim plaster and paint stud wall	1 600.00	
Sundries	700.00	
		15 000.00
<u>Ceiling Finishes</u>		
Allowance for exposed roof structure	5 800.00	
Plasterboard, skim and paint	5 800.00	
Access hatches	1 600.00	
Sundries	800.00	
		14 000.00
<u>Sanitaryware</u>		
Male WC	3 200.00	
Accessible WC	5 300.00	
Sundries	500.00	
		9 000.00
<u>Mechanical and Electrical Services</u>		
Generally	69 100.00	
Builders work	3 500.00	
MC OH&p, MCD and Attendances	9 100.00	
Sundries	1 300.00	
		83 000.00
<u>Lift Installation</u>		
Generally	36 700.00	
Builders work	1 900.00	
MC OH&p, MCD and Attendances	4 900.00	
Sundries	500.00	
		44 000.00

BUDGET ESTIMATE No.3

	£	£
<u>THREE STOREY 'LINK' STRUCTURE</u>		
<u>Drainage</u>		
Allowance for manholes	3 200.00	
Allowance for drainage runs	1 100.00	
Allowance for connections to existing services	1 600.00	
Sundries	1 100.00	
	<hr/>	7 000.00
		<hr/>
TOTAL to summary		538 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

	£	£
<u>FEMALE WC (E6)</u>		
<u>Demolitions and Alterations</u>		
Allowance for roof alterations to connect to link	16 000.00	
	<hr/>	16 000.00
<u>Substructures</u>		
None		
	<hr/>	0.00
<u>Frame</u>		
Allowance for additional framing	5 000.00	
	<hr/>	5 000.00
<u>Upper Floors</u>		
Strengthen timber floors and board	5 000.00	
	<hr/>	5 000.00
<u>Staircase</u>		
None		
	<hr/>	0.00
<u>Roof</u>		
Allowance for new roof	6 500.00	
Allowance for rooflights	3 200.00	
Sundries	1 300.00	
	<hr/>	11 000.00
<u>External Walls</u>		
none		
	<hr/>	0.00
<u>Windows and Doors</u>		
Allowance for repairs and decoration	1 000.00	
	<hr/>	1 000.00

BUDGET ESTIMATE No.3

	£	£
<u>FEMALE WC (E6)</u>		
<u>Internal Walls</u>		
Stud Partitioning	2 200.00	
Sundries	800.00	
	<hr/>	3 000.00
<u>Internal Doors</u>		
Single doors	1 400.00	
Sundries	600.00	
	<hr/>	2 000.00
<u>Fittings</u>		
WC fittings	10 500.00	
Sundries	500.00	
	<hr/>	11 000.00
<u>Floor Finishes</u>		
Vinyl	1 100.00	
Skirting	600.00	
Sundries	300.00	
	<hr/>	2 000.00
<u>Wall Finishes</u>		
Skim plaster and paint stud wall	500.00	
Allowance for tiling	900.00	
Sundries	600.00	
	<hr/>	2 000.00
<u>Ceiling Finishes</u>		
Plasterboard, skim and paint	1 300.00	
Access hatches	400.00	
Sundries	300.00	
	<hr/>	2 000.00
<u>Sanitaryware</u>		
Female WC	3 200.00	
Sundries	800.00	
	<hr/>	4 000.00

BUDGET ESTIMATE No.3

	£	£
<u>FEMALE WC (E6)</u>		
<u>Mechanical and Electrical Services</u>		
Generally	10 300.00	
Builders work	1 100.00	
MC OH&p, MCD and Attendances	1 500.00	
Sundries	1 100.00	
	<hr/>	14 000.00
		<hr/>
TOTAL to summary		78 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH EXHIBITION SPACE</u>		
<u>Demolitions and Alterations</u>		
Remove loose fixtures and fittings	4 500.00	
Take up redundant floor coverings	4 500.00	
Allowance for alterations to C3/C4 opening	1 100.00	
Allowance for alterations to C5/C7 opening	1 600.00	
Raised floor to room C3 and associated works	4 100.00	
Sundries	1 200.00	
	<hr/>	17 000.00
<u>Substructures</u>		
None		
	<hr/>	0.00
<u>Frame</u>		
None		
	<hr/>	0.00
<u>Upper Floors</u>		
None		
	<hr/>	0.00
<u>Staircase</u>		
Allowance for repairs to staircase	5 300.00	
Form ramp between C4 and C6	1 000.00	
Sundries	700.00	
	<hr/>	7 000.00
<u>Roof</u>		
Allowance for minor repairs	10 000.00	
	<hr/>	10 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH EXHIBITION SPACE</u>		
<u>External Walls</u>		
Allowance for minor repairs	10 000.00	
	<hr/>	10 000.00
<u>Windows and Doors</u>		
Allowance for repairs and decoration	15 700.00	
Bespoke timber louvres to Level C windows	10 500.00	
Sundries	800.00	
	<hr/>	27 000.00
<u>Internal Walls</u>		
None		
	<hr/>	0.00
<u>Internal Doors</u>		
Allowance for repairs and decoration	8 000.00	
	<hr/>	8 000.00
<u>Fittings</u>		
Allowance for restoration and conservation work to historic architectural details and fittings	110 000.00	
Allowance for enhanced fittings to D3; Study room	1 600.00	
Allowance for enhanced fittings to C11; AV Room	2 700.00	
Ambulant disabled WC fittings	1 100.00	
Sundries	600.00	
	<hr/>	116 000.00
<u>Floor Finishes</u>		
Allowance for securing floorboards	1 200.00	
Rewaxing floorboards	11 100.00	
Vinyl	300.00	
Redecoration of skirtings	1 700.00	
Sundries	700.00	
	<hr/>	15 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH EXHIBITION SPACE</u>		
<u>Wall Finishes</u>		
Allowance for repairs to plaster	9 700.00	
Allowance for redecoration	14 600.00	
Allowance for specialist decoration	10 500.00	
Sundries	200.00	
	<hr/>	35 000.00
<u>Ceiling Finishes</u>		
Allowance for redecoration	6 700.00	
Sundries	300.00	
	<hr/>	7 000.00
<u>Sanitaryware</u>		
Ambulant disabled WC	2 700.00	
Sundries	300.00	
	<hr/>	3 000.00
<u>Mechanical and Electrical Services</u>		
Generally	176 200.00	
Builders work	17 700.00	
MC OH&p, MCD and Attendances	24 300.00	
Sundries	1 800.00	
	<hr/>	220 000.00
		<hr/>
TOTAL		475 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH ACTIVITY SPACE</u>		
<u>Demolitions and Alterations</u>		
Remove loose fixtures and fittings	1 000.00	
Take up redundant floor coverings	1 000.00	
Allowance to raise 'bus shelter'	5 300.00	
Form double door openings in external wall	2 100.00	
Sundries	600.00	
		10 000.00
<u>Substructures</u>		
Form base for platform lift	2 000.00	
		2 000.00
<u>Frame</u>		
None		0.00
<u>Upper Floors</u>		
None		0.00
<u>Staircase</u>		
None		0.00
<u>Roof</u>		
Allowance for minor repairs	10 500.00	
Rooflights	15 700.00	
Sundries	800.00	
		27 000.00
<u>External Walls</u>		
Allowance for minor repairs	5 000.00	
		5 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH ACTIVITY SPACE</u>		
<u>Windows and Doors</u>		
Allowance for repairs and decoration	1 700.00	
Alterations to existing entrance door	600.00	
Rear double doors to terrace	2 100.00	
New double doors for disabled lift entrance	2 700.00	
Sundries	900.00	
	<hr/>	8 000.00
<u>Internal Walls</u>		
None		
	<hr/>	0.00
<u>Internal Doors</u>		
Allowance for repairs and decoration	1 000.00	
	<hr/>	1 000.00
<u>Fittings</u>		
Storage unit	3 200.00	
Wet area cupboards	2 700.00	
Coats and pigeon holes	3 200.00	
Ambulant disabled WC fittings	1 100.00	
Sundries	800.00	
	<hr/>	11 000.00
<u>Floor Finishes</u>		
Levelling screed	3 500.00	
Vinyl	4 000.00	
Vinyl skirtings	1 600.00	
Sundries	900.00	
	<hr/>	10 000.00
<u>Wall Finishes</u>		
Reline east and north walls; insulation, board, skim and paint	5 200.00	
Allowance for redecoration	3 400.00	
Splashback tiling	400.00	
Sundries	1 000.00	
	<hr/>	10 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH ACTIVITY SPACE</u>		
<u>Ceiling Finishes</u>		
Reline ceiling; insulation, board, skim and paint	6 900.00	
Sundries	100.00	
	<hr/>	7 000.00
<u>Sanitaryware</u>		
Ambulant disabled WC	2 700.00	
Wet Area sinks	1 100.00	
Sundries	200.00	
	<hr/>	4 000.00
<u>Mechanical and Electrical Services</u>		
Generally	39 400.00	
Builders work	2 000.00	
MC OH&p, MCD and Attendances	5 200.00	
Sundries	1 400.00	
	<hr/>	48 000.00
<u>Lift Installation Services</u>		
Generally	15 700.00	
Builders work	800.00	
MC OH&p, MCD and Attendances	2 100.00	
Sundries	400.00	
	<hr/>	19 000.00
		<hr/>
TOTAL		162 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

REFURBISH NORTH BUILDING

Demolitions and Alterations

Remove loose fixtures and fittings	3 300.00	
Take up vinyl in B7	300.00	
Remove partition C17 between C18	300.00	
Form new opening between C13 and C17	900.00	
Strip WC fittings in C16	600.00	
Sundries	600.00	
	<hr/>	6 000.00

Substructures

None		
	<hr/>	0.00

Frame

None		
	<hr/>	0.00

Upper Floors

None		
	<hr/>	0.00

Staircase

None		
	<hr/>	0.00

Roof

Allowance for minor repairs	5 300.00	
Allowance for refurbish rooflights over C13	3 700.00	
	<hr/>	9 000.00

External Walls

Allowance for minor repairs	2 000.00	
	<hr/>	2 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH NORTH BUILDING</u>		
<u>Windows and Doors</u>		
Allowance for repairs and decoration window in B7	600.00	
Sundries	400.00	
	<hr/>	1 000.00
<u>Internal Walls</u>		
None		
	<hr/>	0.00
<u>Internal Doors</u>		
Allowance for repairs and decoration door in B7	600.00	
Sundries	400.00	
	<hr/>	1 000.00
<u>Fittings</u>		
Fitted racking / storage unit in B7	5 000.00	
Allowance for fittings to C13 and C17/C18	5 000.00	
Allowance for fittings to B5 and B9; stores	5 000.00	
Allowance for fittings to B7; seminar room	5 000.00	
	<hr/>	20 000.00
<u>Floor Finishes</u>		
Levelling screed	900.00	
Vinyl	1 100.00	
Vinyl skirtings	500.00	
Sundries	500.00	
	<hr/>	3 000.00
<u>Wall Finishes</u>		
Allowance for redecoration	9 400.00	
Sundries	600.00	
	<hr/>	10 000.00
<u>Ceiling Finishes</u>		
Allowance for redecoration	5 000.00	
Sundries	1 000.00	
	<hr/>	6 000.00

BUDGET ESTIMATE No.3

	£	£
<u>REFURBISH NORTH BUILDING</u>		
<u>Sanitaryware</u>		
Sanitaryware to C16	1 500.00	
Sundries	500.00	
	<hr/>	2 000.00
<u>Mechanical and Electrical Services</u>		
Generally	131 500.00	
Builders work	13 200.00	
MC OH&p, MCD and Attendances	18 100.00	
Sundries	200.00	
	<hr/>	163 000.00
<u>Lift Installation</u>		
Generally	36 700.00	
Builders work	9 900.00	
MC OH&p, MCD and Attendances	5 900.00	
Sundries	500.00	
	<hr/>	53 000.00
		<hr/>
TOTAL		276 000.00
		<hr/>

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

	£	£
<u>Externals</u>		
<u>External Works</u>		
Northern Arch		
Dismantle North Arch and rebuild in new position	15 700.00	
New stone wall and railings in original arch position	8 800.00	
Area of repaving	3 800.00	
Remove garden walls and regrade levels	13 100.00	
New footpath to revised arch position	5 300.00	
Allowance for beds and planting	4 200.00	
		50 900.00
Southern Arch		
Re-grade levels	8 400.00	
area of repaving	16 800.00	
Allowance for repairs to wall	600.00	
King's Chamber paving	37 700.00	
		63 500.00
New Shop Entrance		
Re-grade levels	4 000.00	
Allowance for new paving	2 700.00	
Allowance for beds and planting	1 100.00	
Allowance for lawn	1 200.00	
Extra over allowance for enhanced landscaping around possible alternative Cafe location North of Shop	7 000.00	
		16 000.00
Activity Terrace		
Re-pave	4 800.00	
Allowance to ramp up to Entrance	3 200.00	
Awning	5 300.00	
Retaining wall	23 600.00	
		36 900.00

BUDGET ESTIMATE No.3

	£	£
<u>Externals</u>		
Generally		
Allowance for works to gardens	10 500.00	
Allowance for works to footpaths	5 300.00	
Allowance for landscaping	21 000.00	
Allowance for external lighting	26 200.00	
Allowance for signage	10 500.00	
Allowance for increasing new incoming supplies	25 000.00	
	<hr/>	98 500.00
Sundries		4 200.00
		<hr/>
		270 000.00

GUILDFORD MUSEUM AND CASTLE

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BUDGET ESTIMATE No.3

Notes and Exclusions

Notes:

1. The budget is at current day levels with increased costs applied in the summary for forth quarter 2017. The budget assumes competitive tendering.
2. The budgets are based on ZMMA's drawings GMC/SK/11D, 12D, 13D and 14D.
3. The budget is based on ZMMA's Draft Scope of Works received 27/03/13.
3. The budget is subject to further Architectural and Engineering investigations and details.
4. Assumed that the Works can be carried out with free access to the completely vacant building.

Exclusions: No allowance has been made for the following:-

1. Employer's direct costs (decanting, removals etc).
2. Legal and Professional fees.
3. Local Authority fees and charges.
4. Site Investigation and survey costs.
5. Archaeology reporting (allowances made for a watching brief). Removal of site contamination/ground conditions.
6. Loose fixtures and fittings.
7. Specialist equipment; eg AV equipment, Café cooking equipment
8. Interpretation Costs
9. Major service diversions and it is assumed that suitable supplies and connections are available on or immediately adjacent to site.
10. Value Added Tax.