

GUILDFORD BOROUGH COUNCIL

MUSEUM & CASTLE

HLF DEVELOPMENT PHASE PROJECT

R1 - DELIVERY PHASE

REVISION: 4a

DATE: JULY 2019

Quantity Surveyors

HUNTLEY CARTWRIGHT

Chartered Quantity Surveyors

Victoria House

Harestone Valley Road

Caterham

Surrey

CR3 6HY

MUSEUM & CASTLE

COSTS SUMMARY	R1 COSTS (Excl. Castle Cottage)		
	£	VAT	TOTAL
7a - DEVELOPMENT PHASE COSTS			
PROFESSIONAL FEES	£ 714,341	£ -	£ 714,341
NEW STAFF COSTS	£ -	£ -	£ -
RECRUITMENT	£ 1,200	£ -	£ 1,200
OTHER	£ -	£ -	£ -
FULL COST RECOVERY	£ -	£ -	£ -
CONTINGENCY	£ 35,717	£ -	£ 35,717
NON CASH CONTRIBUTIONS	£ -	£ -	£ -
VOLUNTEER TIME	£ 46,080	£ -	£ 46,080
SUBTOTAL	£ 797,338	£ -	£ 797,338
7b - DEVELOPMENT PHASE INCOME			
LOCAL AUTHORITY	£ 550,000	£ -	£ 550,000
OTHER PUBLIC SECTOR	£ -	£ -	£ -
CENTRAL GOVERNMENT	£ -	£ -	£ -
EUROPEAN UNION	£ -	£ -	£ -
PRIVATE DONATION - INDIVIDUAL	£ -	£ -	£ -
PRIVATE DONATION - TRUST / CHARITY / FOUNDATION	£ -	£ -	£ -
PRIVATE DONATION - CORPORATE	£ -	£ -	£ -
COMMERCIAL BUSINESS	£ -	£ -	£ -
OWN RESERVES	£ -	£ -	£ -
OTHER FUNDRAISING	£ -	£ -	£ -
NON CASH CONTRIBUTIONS	£ -	£ -	£ -
VOLUNTEER TIME	£ 46,080	£ -	£ 46,080
HLF GRANT REQUEST	£ 201,258	£ -	£ 201,258
SUBTOTAL	£ 797,338	£ -	£ 797,338
7d - DELIVERY PHASE CAPITAL COSTS			
PURCHASE PRICE OF ITEMS OR PROPERTY	£ -	£ -	£ -
REPAIR AND CONSERVATION WORK	£ 3,570,690	£ -	£ 3,570,690
NEW BUILDING WORK	£ 5,900,741	£ -	£ 5,900,741
OTHER CAPITAL WORK	£ 1,845,000	£ -	£ 1,845,000
EQUIPMENT AND MATERIALS	£ 414,700	£ -	£ 414,700
OTHER	£ -	£ -	£ -
PROFESSIONAL FEES RELATING TO ANY OF THE ABOVE	£ 999,461	£ -	£ 999,461
SUBTOTAL	£ 12,730,592	£ -	£ 12,730,592
7e - DELIVERY PHASE ACTIVITY COSTS			
NEW STAFF COSTS	£ 442,500	£ -	£ 442,500
TRAINING FOR STAFF	£ 26,300	£ -	£ 26,300
PAID TRAINING PLACEMENTS	£ 74,376	£ -	£ 74,376
TRAINING FOR VOLUNTEERS	£ -	£ -	£ -
TRAVEL FOR STAFF	£ 6,000	£ -	£ 6,000
TRAVEL AND EXPENSES FOR VOLUNTEERS	£ 38,500	£ -	£ 38,500
EQUIPMENT AND MATERIALS	£ 294,050	£ -	£ 294,050
OTHER	£ -	£ -	£ -
PROFESSIONAL FEES	£ -	£ -	£ -
SUBTOTAL	£ 881,726	£ -	£ 881,726
7f - DELIVERY PHASE OTHER COSTS			
RECRUITMENT	£ 2,000	£ -	£ 2,000
PUBLICITY AND PROMOTION	£ 96,000	£ -	£ 96,000
EVALUATION	£ 20,000	£ -	£ 20,000
OTHER	£ -	£ -	£ -
FULL COST RECOVERY	£ -	£ -	£ -
CONTINGENCY	£ 1,472,779	£ -	£ 1,472,779
INFLATION	£ 1,640,001	£ -	£ 1,640,001
INCREASED MANAGEMENT AND MAINTENANCE COSTS	£ 150,000	£ -	£ 150,000
NON CASH CONTRIBUTIONS	£ -	£ -	£ -
VOLUNTEER TIME	£ 432,240	£ -	£ 432,240
TOTAL	£ 3,813,020	£ -	£ 3,813,020
TOTAL	£ 17,425,338	£ -	£ 17,425,338
7g - DELIVERY PHASE INCOME			
LOCAL AUTHORITY	£ 10,750,000	£ -	£ 10,750,000
OTHER PUBLIC SECTOR	£ -	£ -	£ -
CENTRAL GOVERNMENT	£ -	£ -	£ -
EUROPEAN UNION	£ -	£ -	£ -
PRIVATE DONATION - INDIVIDUAL	£ -	£ -	£ -
PRIVATE DONATION - TRUST / CHARITY / FOUNDATION	£ -	£ -	£ -
PRIVATE DONATION - CORPORATE	£ -	£ -	£ -
COMMERCIAL BUSINESS	£ -	£ -	£ -
OWN RESERVES	£ 2,250,000	£ -	£ 2,250,000
OTHER FUNDRAISING	£ -	£ -	£ -
INCREASED MANAGEMENT AND MAINTENANCE COSTS	£ 150,000	£ -	£ 150,000
NON CASH CONTRIBUTIONS	£ -	£ -	£ -
VOLUNTEER TIME	£ 432,240	£ -	£ 432,240
HLF GRANT REQUEST	£ 3,843,098	£ -	£ 3,843,098
TOTAL	£ 17,425,338	£ -	£ 17,425,338
DESCRIPTION	GRANT	HLF GRANT %	TOTAL
DEVELOPMENT TOTAL	£201,258	25.24%	£797,338
DELIVERY TOTAL	£3,843,098	22.05%	£17,425,338
GRAND TOTAL	£4,044,356		£18,222,675

GUILDFORD BOROUGH COUNCIL



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7a - DEVELOPMENT PHASE COSTS

ROUND 1 APPLICATION (Excl Castle Cottage)

	<u>DESCRIPTION</u>	<u>COST</u>	<u>VAT</u> 20%	<u>CTGCY</u>	<u>%</u>	<u>TOTAL</u>
	PROFESSIONAL FEES (30% for R1 to R2)					
	Lead designer/ Architect/ CA (6.5%)	£ 228,757	£ -	see below		£ 228,757
	Landscape Architect (5% of landscape)	£ 2,096	£ -	see below		£ 2,096
	Structural Engineer (1.1%)	£ 32,163	£ -	see below		£ 32,163
	Services Engineer (1.25%)	£ 36,549	£ -	see below		£ 36,549
	Principal Designer (0.15%)	£ 5,279	£ -	see below		£ 5,279
	Quantity Surveyor (1.3%)	£ 45,751	£ -	see below		£ 45,751
	Acoustic Consultatant	£ 10,000	£ -	see below		£ 10,000
	Archeologist	£ 7,500	£ -	see below		£ 7,500
	Arboroculturalist (desktop)	£ 10,000	£ -	see below		£ 10,000
	BREEAM specialist	£ 10,000	£ -	see below		£ 10,000
	Building Control (plan review)	£ 5,000	£ -	see below		£ 5,000
	Exhibition designer	£ 38,745	£ -	see below		£ 38,745
	Activity planner	£ 15,000	£ -	see below		£ 15,000
	Business planner	£ 10,000	£ -	see below		£ 10,000
	Digital planner	£ 30,000	£ -	see below		£ 30,000
	Project Manager	£ 50,000	£ -	see below		£ 50,000
	Conservation planner	£ 25,000	£ -	see below		£ 25,000
	Enabling Surveys and Planning Costs					
	Geotech investigations	£ 20,000	£ -	see below		£ 20,000
	Ecology Surveys	£ 15,000	£ -	see below		£ 15,000
	Tree Survey & Impact Assessment	£ 7,500	£ -	see below		£ 7,500
	Underground services survey	£ 10,000	£ -	see below		£ 10,000
	Structural Survey/ Investigations to existing building	£ 30,000	£ -	see below		£ 30,000
	FIA (allowance for for	£ 10,000	£ -	see below		£ 10,000
	TOPO survey	£ 7,500	£ -	see below		£ 7,500
	CAD Survey	£ 20,000	£ -	see below		£ 20,000
	Asbestos (R&D) Surveys	£ 7,500	£ -	see below		£ 7,500
	CCTV of existing drainage	£ 15,000	£ -	see below		£ 15,000
	Transport Survey	£ 10,000	£ -	see below		£ 10,000
	Sub-Total	£ 714,341	£ -	£ -		£ 714,341
	NEW STAFF COSTS					
	Project Manager	£ -	£ -	see below		£ -
	Sub-Total	£ -	£ -	£ -		£ -
	RECRUITMENT					
	Recruitment Costs	£ 1,200	£ -	see below		£ 1,200
	Sub-Total	£ 1,200	£ -	£ -		£ 1,200
	OTHER					
	Pilot events costs and materials	£ -	£ -	see below		£ -
	Sub-Total	£ -	£ -	£ -		£ -
	FULL COST RECOVERY					
	Not Applicable					

GUILDFORD BOROUGH COUNCIL**MUSEUM & CASTLE****7a - DEVELOPMENT PHASE COSTS****ROUND 1 APPLICATION (Excl Castle Cottage)**

	<u>DESCRIPTION</u>	<u>COST</u>	<u>VAT</u> 20%	<u>CTGCY</u>	<u>%</u>	<u>TOTAL</u>
	Sub-Total	£ -	£ -	£ -		£ -
	CONTINGENCY					
	Professional Fees at 5%	£ 714,341	£ -	£ 35,717	5%	£ 35,717
	Staff Costs at 3%	£ -	£ -	£ -	3%	£ -
	Other at 5%	£ -	£ -	£ -	5%	£ -
	Sub-Total		£ -	£ 35,717		£ 35,717
	NON CASH CONTRIBUTIONS					
	None					
	Sub-Total	£ -	£ -	£ -		£ -
	VOLUNTEER TIME					
	See Volunteer schedules for details					
	Professional Volunteers	£ -	£ -	0.00	0%	£ -
	Skilled Volunteers	£ 46,080	£ -	0.00	0%	£ 46,080
	Unskilled Volunteers	£ -	£ -	0.00	0%	£ -
	Sub-Total	£ 46,080	£ -	£ -		£ 46,080
	TOTAL DEVELOPMENT PHASE COSTS	£ 761,621	£ -	£ 35,717		£ 797,338

GUILDFORD BOROUGH COUNCIL**MUSEUM & CASTLE****7b - DEVELOPMENT PHASE INCOME****ROUND 1 APPLICATION**

DESCRIPTION	SECURED	TOTAL
LOCAL AUTHORITY	£ 550,000	
Sub-Total	£ 550,000	£ 550,000
OTHER PUBLIC SECTOR		£ -
Sub-Total	£ -	£ -
CENTRAL GOVERNMENT		
Sub-Total	£ -	£ -
EUROPEAN UNION		
Sub-Total	£ -	£ -
PRIVATE DONATION - INDIVIDUAL		
Sub-Total	£ -	£ -
PRIVATE DONATION - TRUSTS/ CHARITIES/ FOUNDATIONS		
Sub-Total	£ -	£ -
PRIVATE DONATION - CORPORATE		
Sub-Total	£ -	£ -
COMMERCIAL / BUSINESS		
Sub-Total	£ -	£ -
OWN RESERVES		
Sub-Total	£ -	£ -
OTHER FUNDRAISING		£ -
Sub-Total	£ -	£ -
NON-CASH CONTRIBUTIONS		
Sub-Total	£ -	£ -
VOLUNTEER TIME		
As Costs	£ 46,080	£ 46,080
Sub-Total	£ 46,080	£ 46,080
HLF GRANT REQUEST		
See Summary	201,258	201,258
Sub-Total	£ 201,258	£ 201,258
TOTAL DEVELOPMENT PHASE INCOME	£ 797,338	£ 797,338

GUILDFORD BOROUGH COUNCIL**MUSEUM & CASTLE****7c - DEVELOPMENT FINANCIAL SUMMARY****ROUND 1 APPLICATION**

SUMMARY		
TOTAL DEVELOPMENT COSTS	£	797,338
TOTAL DEVELOPMENT INCOME	£	596,080
HLF GRANT REQUEST	£	201,258
HLF DEVELOPMENT GRANT %		25.24%

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CAPTIAL WORK ESTIMATES

REF	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
REPAIR AND CONSERVATION WORK					
<u>DEMOLITION/ FACILITATING WORKS WORKS</u>					
	Tree Removal	3	nr	£ 3,500	£ 10,500
	Allowance for vegetation Clearance	1	item	£ 10,000	£ 10,000
	Careful demolition of existing buildings to facilitate construction of new	390	m ²	£ 175	£ 68,250
	Allowance for retention/ protection of exiting façade during works	1	item	£ 50,000	£ 50,000
<u>REFURBUSHMENT TO EXISTING AREAS</u>					
	Strip out existing areas and medium refurbishment; to levels A - E as detailed/ measured in notes	735	m ²	£ 1,400	£ 1,029,000
	Allowance for general restoration to existing facades; scope unknown	1	item	£ 350,000	£ 350,000
	Additional works required to meet BREEAM & Renewable Technology Requirements	1	item	Excl.	Excl.
	New incoming services (requirement unknown)	1	item	£ 225,000	£ 225,000
	Adjustment to site levels Allowance)	1	item	£ 300,000	£ 300,000
	Phasing of works	1	item	£ 100,000	£ 100,000
<u>Exhibitions fit out</u>					
	Temp Gallery (no allowance as will be temp installations)				Excl.
	Perm Galleries	459	m ²	£ 1,350	£ 619,650
	Archive Fit out	20	m ²	£ 1,350	£ 27,000
<u>LANDSCAPING</u>					
	Allowance for soft landscaping	144	m ²	£ 50	£ 7,200
	Allowance for hard landscaping	64	m ²	£ 100	£ 6,400
	External Works to Lewis Carol Exhibition	1	item	£ 50,000	£ 50,000
	Allowance for planting	1	item	£ 50,000	£ 50,000
	Sub-total				£ 2,903,000
	OHP and Prelims at 23%				£ 667,690
	Sub-total				£ 3,570,690
REF	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
NEW BUILDING WORK					
<u>NEW BUILDING WORKS</u>					
	New Construction: level A - E;	924	m ²	£ 3,000	£ 2,772,000
	New Construction; Enhanced rate for glazed entrance	65	m ²	£ 3,500	£ 227,500
	New Construction: basement type (extent of allowance marked up on drawings)	441	m ²	£ 3,850	£ 1,697,850
	Additional works required to meet BREEAM & Renewable Technology Requirements	1	item	Excl.	Excl.
<u>ABNORMALS</u>					
	Lifts	1	nr	£ 75,000	£ 75,000
	Disabled platform lift	1	nr	£ 25,000	£ 25,000
	Sub-total				£ 4,797,350
	OHP and Prelims at 23%				£ 1,103,391
	Sub-total				£ 5,900,741
REF	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
OTHER CAPITAL WORK					
	<u>Interpretation</u>				
	Allowance for interpretation/ museum fit out.	1	item	£ 1,500,000	£ 1,500,000

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	Sub-total				£ 1,500,000
	OHP and Prelims at 23%				£ 345,000
	Sub-total				£ 1,845,000
REF	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
EQUIPMENT AND MATERIALS					
	Temp Exhibition display cases	1	item	£ 150,000	£ 150,000
	Entrance Fit Out	1	Item	£ 75,000	£ 75,000
	Café fit out	1	item	£ 65,000	£ 65,000
	IT fit out (19 users at £1300 per user)	19	nr	£ 1,300	£ 24,700
	Kitchen fit out (commercial Allowance)	1	Item	£ 100,000	£ 100,000
	Sub-total				£ 414,700
	OHP and Prelims (included in allowance)				incl.
	Sub-total				£ 414,700
REF	DESCRIPTION	QUANTITY	UNIT	RATE	TOTAL
OTHER					
	Sub-total				£ -
	OHP and Prelims at 24%				£ -
	Sub-total				£ -
	Sub-Total			£ -	£ -
PROFESSIONAL FEES RELATING TO ANY OF THE ABOVE (70% for R2 onwards)					
	Lead designer/ Architect/ CA (6.5%)	£ 533,766	£ -	£ -	£ 533,766
	Landscape Architect (8% of landscape)	£ 4,890	£ -	£ -	£ 4,890
	Structural Engineer (1.1%)	£ 75,047	£ -	£ -	£ 75,047
	Services Engineer (1.25%)	£ 85,281	£ -	£ -	£ 85,281
	Principal Designer (0.2%)	£ 12,318	£ -	£ -	£ 12,318
	Quantity Surveyor (1.3%)	£ 106,753	£ -	£ -	£ 106,753
	Acoustic Consultatant	£ 20,000	£ -	£ -	£ 20,000
	Archeologist (watching brief)	£ 15,000	£ -	£ -	£ 15,000
	Arboroculturalist	£ 6,000	£ -	£ -	£ 6,000
	BREEAM specialist	£ 35,000	£ -	£ -	£ 35,000
	Building Control (Plan review/ post contract inspections)	£ 15,000	£ -	£ -	£ 15,000
	Exhibition designer (7% of interpretation budget)	£ 90,405	£ -	£ -	£ 90,405
	Sub-Total	£ 999,461	£ -	£ -	£ 999,461
TOTAL DELIVERY PHASE CAPITAL COSTS					£ 12,730,592

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7e - DELIVERY PHASE ACTIVITY COSTS

DESCRIPTION		R1 APPLICATION				
		COST	VAT 20%	CTGCY	%	TOTAL
	Community Engagement Officer	£ 78,000	£ -	£ -	0%	£ 97,500
	Learning Officer	£ 97,500	£ -	£ -	0%	£ 97,500
	Volunteering and Training Officer	£ 97,500	£ -	£ -	0%	£ 97,500
	Digital lead	£ 150,000	£ -	£ -	0%	£ 150,000
	Sub-Total	£ 423,000	£ -	£ -	£ -	£ 442,500
	TRAINING FOR STAFF - Generally					
	Training; H&S, first aid, technology, new skills	£ 26,300	£ -	£ -	0%	£ 26,300
	Sub-Total	£ 26,300	£ -	£ -	£ -	£ 26,300
	PAID TRAINING PLACEMENTS					
	Heritage Apprentice	£ 38,376	£ -	£ -	0%	£ 38,376
	Curator	£ 36,000	£ -	£ -	0%	£ 36,000
	Sub-Total	£ 74,376	£ -	£ -	£ -	£ 74,376
	TRAINING FOR VOLUNTEERS					
	H&S, first aid, technology, new skills	£ -	£ -	£ -	0%	£ -
	Sub-Total	£ -	£ -	£ -	£ -	£ -
	TRAVEL FOR STAFF					
	Visits to other sites etc	£ 6,000	£ -	£ -	0%	£ 6,000
	Sub-Total	£ 6,000	£ -	£ -	£ -	£ 6,000
	TRAVEL AND EXPENSES FOR VOLUNTEERS					
	Travel and expenses for volunteers	£ 38,500	£ -	£ -	0%	£ 38,500
	Sub-Total	£ 38,500	£ -	£ -	£ -	£ 38,500
	EQUIPMENT AND MATERIALS					
	Interpretation	£ 56,300	£ -	£ -	0%	£ 56,300
	Events & Activities	£ 199,350	£ -	£ -	0%	£ 199,350
	Formal Learning	£ 38,400	£ -	£ -	0%	£ 38,400
	Sub-Total	£ 294,050	£ -	£ -	£ -	£ 294,050
	OTHER					
	N/A	£ -	£ -	£ -	0%	£ -
	Sub-Total	£ -	£ -	£ -	£ -	£ -
	PROFESSIONAL FEES RELATING TO ANY OF THE ABOVE					
	N/A	£ -	£ -	£ -	0%	£ -
	Sub-Total	£ -	£ -	£ -	£ -	£ -
	TOTAL DELIVERY PHASE ACTIVITY COSTS	£ 862,226	£ -	£ -	£ -	£ 881,726

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7f - DELIVERY PHASE OTHER COSTS

DESCRIPTION		R1 APPLICATION (Omit Castle Cottage)				
		COST	VAT 20%	CTGCY	%	TOTAL
RECRUITMENT						
	Recruitment of staff and apprentices	£ 2,000	£ -	£ -		£ 2,000
Sub-Total		£ 2,000	£ -	£ -		£ 2,000
PUBLICITY						
	Publicity and promotion	£ 96,000	£ -	£ -		£ 96,000
Sub-Total		£ 96,000	£ -	£ -		£ 96,000
EVALUATION						
	External evaluator	£ 20,000	£ -	£ -		£ 20,000
Sub-Total		£ 20,000	£ -	£ -		£ 20,000
OTHER						
Sub-Total		£ -	£ -	£ -		£ -
FULL COST RECOVERY						
Sub-Total		£ -	£ -	£ -		£ -
CONTINGENCY						
	R&C	£ 3,430,962			15%	514,644
	New Building	£ 6,315,441			12%	757,853
	Landscape	£ 139,728			10%	13,973
	FF&E/ Interpretation @ 5%	£ 1,845,000			5%	92,250
	Professional Fees - 5%	£ 999,461			5%	49,973
	Activity Costs - 5%	£ 881,726			5%	44,086
Sub-Total		£ -	£ -	£ -		1,472,779
INFLATION - 1Q8 - 4Q19						
	Capital costs - as BCIS estimates, see 'BCIS' tab: 1Q 2019 - 2Q 2022)	£ 11,731,131			13.02%	£ 1,527,129
	Professional Fees - allow 2% per annum for 3 years	£ 999,461			6.0%	£ 59,968
	Activity Costs - allow 2% per annum for 3 years	£ 881,726			6.0%	£ 52,904
	Note: construction period inflation included within rates					
Sub-Total		£ -	£ -	£ -		£ 1,640,001
INCREASED MANAGEMENT AND MAINTENANCE COSTS						
		£ 150,000	£ -	£ -		£ 150,000
Sub-Total		£ 150,000	£ -	£ -		£ 150,000
NON-CASH CONTRIBUTIONS						
Sub-Total		£ -	£ -	£ -		£ -
VOLUNTEER TIME						
	See Volunteer schedules for details					
	Professional Volunteers	£ -	£ -	0.00	0%	£ -
	Skilled Volunteers	£ 432,240	£ -	0.00	0%	£ 432,240
	Unskilled Volunteers	£ -	£ -	0.00	0%	£ -
Sub-Total		£ 432,240	£ -	£ -		£ 432,240
TOTAL DELIVERY PHASE OTHER COSTS			£ -	£ -		£ 3,813,020

MUSEUM & CASTLE**7g - DELIVERY PHASE INCOME**

DESCRIPTION	R1 APPLICATION		
	SECURED	UNSECURED	TOTAL
LOCAL AUTHORITY			
	£ 10,750,000		£ 10,750,000
Sub-Total	£ 10,750,000	£ -	£ 10,750,000
OTHER PUBLIC SECTOR			
Sub-Total	£ -	£ -	£ -
CENTRAL GOVERNMENT			
Sub-Total	£ -	£ -	£ -
EUROPEAN UNION			
Sub-Total	£ -	£ -	£ -
PRIVATE DONATION - INDIVIDUAL			
Sub-Total	£ -	£ -	£ -
PRIVATE DONATION - TRUSTS/ CHARITIES/ FOUNDATIONS			
Sub-Total	£ -	£ -	£ -
PRIVATE DONATION - CORPORATE			
Sub-Total	£ -	£ -	£ -
COMMERCIAL / BUSINESS			
Sub-Total	£ -	£ -	£ -
OWN RESERVES			
	£ 2,250,000		
Sub-Total	£ 2,250,000	£ -	£ 2,250,000
OTHER FUNDRAISING			
Sub-Total	£ -	£ -	£ -

7g - DELIVERY PHASE INCOME

DESCRIPTION	R1 APPLICATION		
	SECURED	UNSECURED	TOTAL
INCREASED MANAGEMENT AND MAINTENANCE COSTS	£ 150,000		£ 150,000
Sub-Total	£ 150,000	£ -	£ 150,000
NON-CASH CONTRIBUTIONS			
Sub-Total	£ -	£ -	£ -
VOLUNTEER TIME	£ 432,240		£ 432,240
Sub-Total	£ 432,240	£ -	£ 432,240
SUB-TOTAL INCOME	£ 13,582,240	£ -	£ 13,582,240
HLF GRANT REQUEST	£ 3,843,098		£ 3,843,098
Sub-Total	£ 3,843,098	£ -	£ 3,843,098
TOTAL DELIVERY PHASE INCOME	£ 17,425,338	£ -	£ 17,425,338

7h - DELIVERY PHASE FINANCIAL SUMMARY**R1 APPLICATION**

SUMMARY	
TOTAL DELIVERY COSTS	£ 13,582,240
TOTAL DELIVERY INCOME	£ 17,425,338
HLF GRANT REQUEST	£ 3,843,098
HLF DELIVERY GRANT %	28.30%

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VOLUNTEER SCHEDULE

Ref	Description Session	Development phase		
		Professional	Skilled	Unskilled
1	Cataloguing collections		720	
2	Outreach activities		720	
3	Formal learning		720	
4	Admin support		144	
	Total Hours	0	2304	0
	Rates per hour	£ 50	£ 20	£ 10
	Total Value	£ -	£ 46,080	£ -
				£ 46,080
		Delivery Phase		
	Session	Professional	Skilled	Unskilled
1	Digitising the collections		450	
2	Researchers		330	
3	Co-creation projects		528	
4	Oral history		264	
5	Outreach		1080	
6	Wecomers and expaliners		11880	
7	Informal children's activities and events		840	
8	Informal adult activities and events		3708	
9	Formal learning programme		1572	
10	Marketing and promotion		360	
11	Social media and website		360	
12	Evaluation		240	
	Total Hours	0	21612	0
	Rates per hours	£ 50	£ 20	£ 10
	Total Value	£ -	£ 432,240	£ -
				£ 432,240

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ESTIMATE NOTES

Ref	Description
1)	No Allowance for BREEAM requirements (planning requirement for good, very good or excellent.
2)	No allowance for contaminated soil
3)	No allowance for asbestos removal
4)	No allowance made for upgrading incoming services
5)	Temporary accomodation is excluded.
6)	No allowance has been made for decanting the existing site, assumed by Client direct.
7)	S106 Contributions and other legal obligations are excluded.
8)	No allowance for party wall surveyors
9)	No allowance for site acquisition costs allowed.
10)	No allowance for VAT
11)	No Allowance made for inflation
12)	No Allowance made for potential impacts of Brexit
13)	We recommend a detailed estimate is completed
14)	Castle Cottage Excluded.
15)	Digital interpretation/ fit out included within 'interpretation'
16)	No allowance for decanting exsiting museum included within estimate.

GIFA	Description	Existing (refurb)	Existing (demo)
Level A	Store	19.50	
Level B	Meeting Room, Corridor and Store/ Worksho	79.01	
Level B	Store	28.61	
Level B	Strong Room (all other areas highlighted in green)		177.88
Level B	Plant room, WC, Learning Studio, Circulation, Lift and AWC (basement construction)		
Level B	Learning Studio, Circulation		
Level B	Entrance Courtyard		
Level B	Back of house external area (behind store and workshop)		
Level C	Offices	82.21	
Level C	Permanent Gallery	144.66	
Level C	Offices and staircase		46.09
Level C	External Buldings (against retaining wall)		19.08
Level C	Video Room, Staircase etc		30.06
Level C	Area to become Strong Room		58.06
Level C	Temp Exhibition Gallery, Circulation (basement construction)		
Level C	Ciculation, Store, Permanent gallery, lift		
Level C	External soft Landscaping areas		
Level D	Offices	81.84	
Level D	Permanent Galleries, volunteer rooms and kitchens	149.73	
Level D	Strong hold Gallery		58.84
Level E	Stores	43.61	
Level E	Attic Store	26.45	
Level E	Perm Gallery, Café, AWC, Circulation		
Level E	Entrance and Shop		
Level E	Activity Store	79.17	
Level E	Strong Room Perm Gallery		
	Castle Cottage		
	Totals	734.79	390.01

Existing GIFA	1,124.80	
New GIFA	2,165.12	1.92

Information used in Estimate:

ZMMA drawings:
GMC/SU/06 Rev B
GMC/SU/05 Rev C
GMC/SU/04 Rev B
GMC/SU/03 Rev C
GMC/SU/02 Rev C
GMC/SK/29 Rev C
GMC/SK/37 Rev E
GMC/SK/31 Rev J
GMC/SK/32 Rev G
GMC/sk/33 Rev J

Refurb	New construction level A-E	New Construction (enhanced)	Basement type construction	External Works (hard)	External Works (soft)
19.50	-				
79.01					
28.61					
-					
-			208.73		
	122.68			50.56	
				13.25	
82.21					
144.66					
			232.39		
	251.04				
					144.01
81.84					
149.73					
	58.84				
43.61					
26.45					
	436.04				
		65.04			
79.17					
	55.57				
	EXCL.				
734.79	924.17	65.04	441.12	63.81	144.01

MUSEUM & CASTLE

ESTIMATE NOTES

Series:		BCIS All-in TPI		
Series number:	101		quarterly	
Base:	1985 mean = 100			
Last updated:				
Notes:				
Date	Index	Status	Sample	
2Q2019	338	Forecast	100.00%	100.00%
3Q2019	339	Forecast	100.30%	0.30%
4Q2019	342	Forecast	101.18%	1.18%
1Q2020	345	Forecast	102.07%	2.07%
2Q2020	347	Forecast	102.66%	2.66%
3Q2020	350	Forecast	103.55%	3.55%
4Q2020	354	Forecast	104.73%	4.73%
1Q2021	360	Forecast	106.51%	6.51%
2Q2021	363	Forecast	107.40%	7.40%
3Q2021	366	Forecast	108.28%	8.28%
4Q2021	370	Forecast	109.47%	9.47%
1Q2022	379	Forecast	112.13%	12.13%
2Q2022	382	Forecast	113.02%	13.02%
3Q2022	389	Forecast	115.09%	15.09%
4Q2022	393	Forecast	116.27%	16.27%
1Q2023	404	Forecast	119.53%	19.53%
2Q2023	406	Forecast	120.12%	20.12%
3Q2023	414	Forecast	122.49%	22.49%

MUSEUM & CASTLE

CASH FLOW

DEVELOPMENT (OUT-GOING)	£	TOTAL	2019				2020				2021				2022				2023				2024				2025	
			Q3 2019	Q4 2019	Q1 2020	Q2 2020	Q3 2020	Q4 2020	Q1 2021	Q2 2021	Q3 2021	Q4 2021	Q1 2022	Q2 2022	Q3 2022	Q4 2022	Q1 2023	Q2 2023	Q3 2023	Q4 2023	Q1 2024	Q2 2024	Q3 2024	Q4 2024	Q1 2025	Q2 2025	Year	
DEVELOPMENT (OUT-GOING)																												
PRE-DEVELOPMENT PHASE COSTS																												
PROFESSIONAL FEES	£	714,341		£	714,341																						£	714,341
NEW STAFF COSTS	£	1,200		£	1,200																						£	1,200
OFFICE	£	1,200		£	1,200																						£	1,200
UTIL. COST RECOVERY	£	33,717		£	33,717																						£	33,717
NON-CASH CONTRIBUTIONS	£	45,000		£	45,000																						£	45,000
SUB-TOTAL	£	797,338		£	797,338																						£	797,338
DELIVERY (OUT-GOING)																												
PURCHASE PRICE OF ITEMS OR PROPERTY																												
NEW STAFF COSTS	£	3,733,690		£	3,733,690																						£	3,733,690
NEW BUILDING WORK	£	3,806,741		£	3,806,741																						£	3,806,741
TRAVEL AND EXPENSES FOR VOLUNTEERS	£	1,846,000		£	1,846,000																						£	1,846,000
EQUIPMENT AND MATERIALS	£	414,700		£	414,700																						£	414,700
SUB-TOTAL	£	9,795,131		£	9,795,131																						£	9,795,131
PROFESSIONAL FEES RELATING TO ANY OF THE ABOVE																												
PROFESSIONAL FEES	£	999,461		£	999,461																						£	999,461
SUB-TOTAL	£	10,794,592		£	10,794,592																						£	10,794,592
NEW STAFF COSTS																												
NEW STAFF COSTS	£	442,400		£	442,400																						£	442,400
TRAVEL FOR STAFF	£	79,376		£	79,376																						£	79,376
TRAVEL TRAINING PLACEMENTS	£	73,376		£	73,376																						£	73,376
TRAVEL FOR STAFF	£	8,000		£	8,000																						£	8,000
TRAVEL AND EXPENSES FOR VOLUNTEERS	£	39,500		£	39,500																						£	39,500
EQUIPMENT AND MATERIALS	£	254,000		£	254,000																						£	254,000
SUB-TOTAL	£	881,726		£	881,726																						£	881,726
RECRUITMENT																												
RECRUITMENT	£	2,000		£	2,000																						£	2,000
PUBLICITY AND PROMOTION	£	86,000		£	86,000																						£	86,000
EVALUATION	£	29,000		£	29,000																						£	29,000
OTHER																												
UTIL. COST RECOVERY	£	1,472,779		£	1,472,779																						£	1,472,779
CONTINGENCY	£	1,646,000		£	1,646,000																						£	1,646,000
INCREASED MANAGEMENT AND MAINTENANCE COSTS	£	150,000		£	150,000																						£	150,000
RESEARCH	£	432,240		£	432,240																						£	432,240
SUB-TOTAL	£	3,813,009		£	3,813,009																						£	3,813,009
OUTGOING TOTAL	£	18,222,875		£	18,222,875																						£	18,222,875
CUMULATIVE TOTAL	£	18,222,875		£	18,222,875																						£	18,222,875
INCOME (DEVELOPMENT & DELIVERY)																												
PRE-DEVELOPMENT PHASE INCOME																												
LOCAL AUTHORITY	£	550,000		£	550,000																						£	550,000
OTHER PUBLIC SECTOR	£	-		£	-																						£	-
CENTRAL GOVERNMENT	£	-		£	-																						£	-
EU	£	-		£	-																						£	-
PRIVATE DONATION - INDIVIDUAL	£	-		£	-																						£	-
PRIVATE DONATION - TRUST / CHARITY / FOUNDATION	£	-		£	-																						£	-
PRIVATE DONATION - CORPORATE	£	-		£	-																						£	-
COMMERCIAL BUSINESS	£	-		£	-																						£	-
OWN RESERVES	£	-		£	-																						£	-
OTHER FUNDING	£	-		£	-																						£	-
NON-CASH CONTRIBUTIONS	£	46,000		£	46,000																						£	46,000
SUB-TOTAL	£	596,000		£	596,000																						£	596,000
DELIVERY PHASE INCOME																												
LOCAL AUTHORITY	£	10,750,000		£	10,750,000																						£	10,750,000
OTHER PUBLIC SECTOR	£	-		£	-																						£	-
CENTRAL GOVERNMENT	£	-		£	-																						£	-
EU	£	-		£	-																						£	-
PRIVATE DONATION - INDIVIDUAL	£	-		£	-																						£	-
PRIVATE DONATION - TRUST / CHARITY / FOUNDATION	£	-		£	-																						£	-
PRIVATE DONATION - CORPORATE	£	-		£	-																						£	-
COMMERCIAL BUSINESS	£	-		£	-																						£	-
OWN RESERVES	£	2,250,000		£	2,250,000																						£	2,250,000
OTHER FUNDING	£	450,000		£	450,000																						£	450,000
INCREASED MANAGEMENT AND MAINTENANCE COSTS	£	150,000		£	150,000																						£	150,000
RESEARCH	£	432,240		£	432,240																							