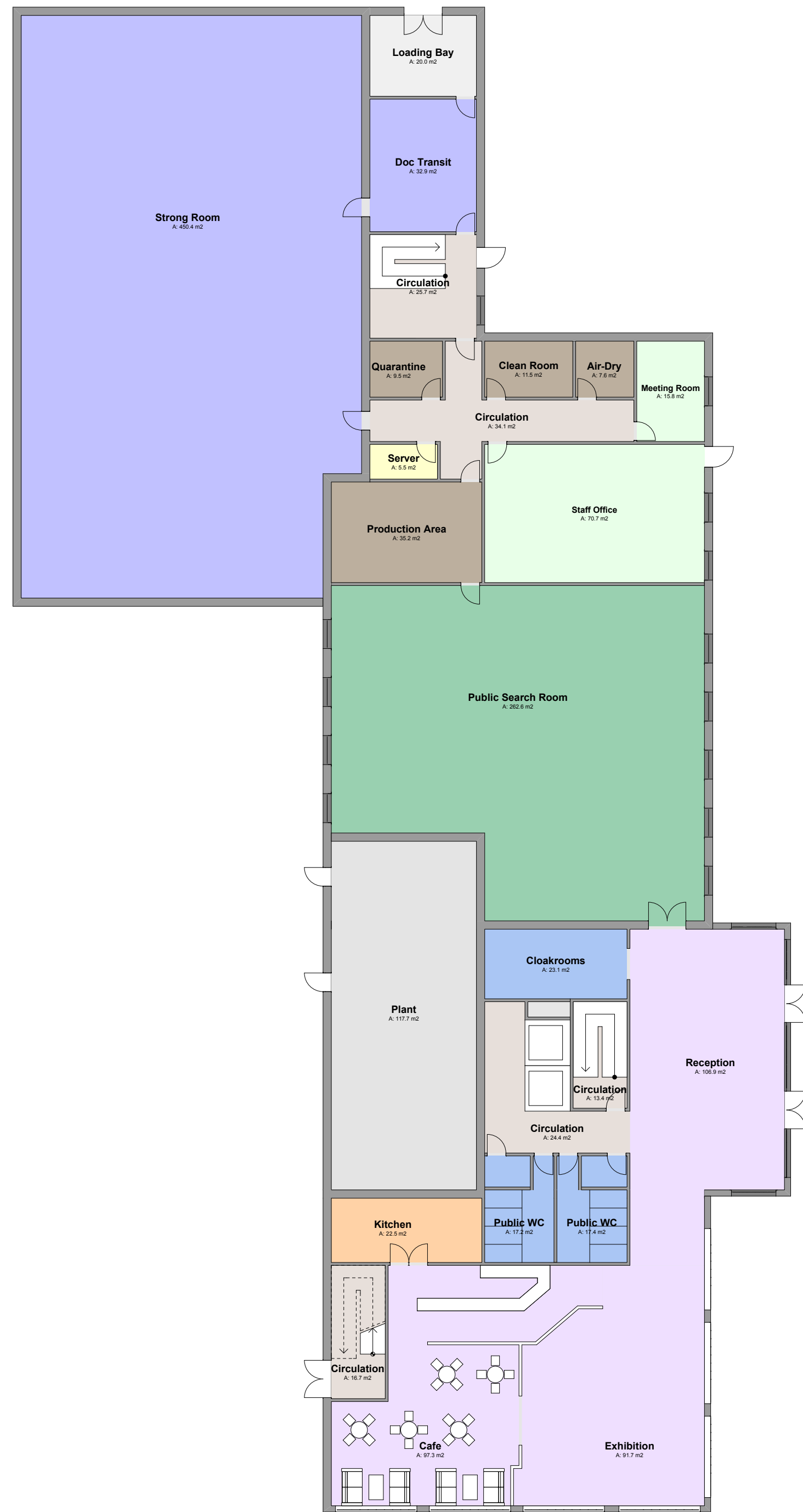
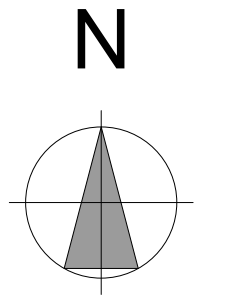


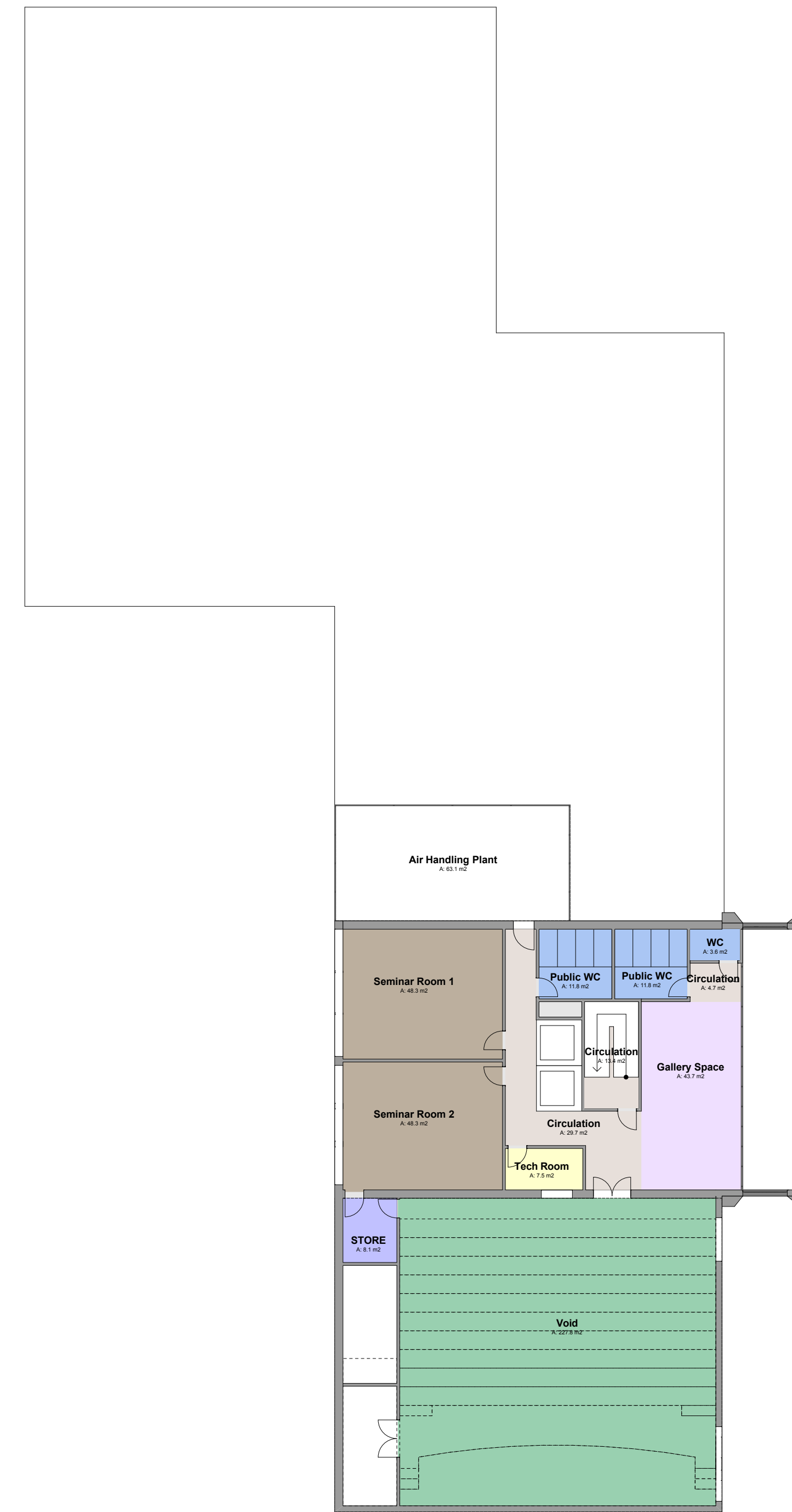
Disclaimer
This drawing is to be read in conjunction with all related drawings. Do not scale from this drawing. All dimensions must be checked and verified on site before commencing any work or producing shop drawings. This drawing is copyright and remains the property of Concertus Design and Property Consultants



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

REV	DATE	BY	DESCRIPTION	CHKD
A	11/03/15	MS	Room Sizes Updated to reflect client specification	CH



FEASIBILITY	Project Number 14-0187	000-062 A Drawing Number
	Project IPSWICH RECORDS OFFICE FORE STREET IPSWICH	
	Drawing Title Proposed Floor Plans	
	Assistant Christopher Hill	
	Date Dec 14	
	email: christopher.hill@concertus.co.uk	
		Scales 1:200 A1/A1 Size Drawn MS Chkd CH Date Dec 14 Tel: 01473 260800
8 Russell Road - Ipswich - Suffolk - IP1 2BX		

Indicative Section	Works	GIFA	Current Cost Estimate £	Cost 2Q 2017 £	All in £/m ² 2Q 2017
1	Archive/Store Rooms	1214	4,451,738	5,120,652	4218
2	Public Areas	2134	7,624,766	8,728,060	4090
3	Lecture Theatre	249	889,679	1,018,410	4090
TOTAL CONSTRUCTION COST		3597		£14,867,122	

Summary of estimated total allowing for fees & disbursements, exclusion apply.
Based on assumption works are tendered and commenced 2017 **£17,100,200**

GIFA - Gross Internal Floor Area

Basis of pricing

- Drawings Used**
 Concertus (14-0187) A00-06.2 L00-01A
 Dec '14 Proposed floor plans
 Dec '14 Externals
- Specification Used**
 Concertus 29.09.2014 Outline Specification

 Visit to University Campus Suffolk dated: 11.09.2014
 Meetings held with Concertus dated: 04.09.2014
 10.09.2014
 02.10.2014
 12.11.2014 (BREEAM)
- Visits & Meetings**
 UCS site visit 11.09.2014
 Meetings Concertus 04.09.2014
 10.09.2014
 02.10.2014
 12.11.2014
 07.01.2015

Pricing Notes

- Current costs based on 4Q 2014
- Anticipated costs 2Q 2017 includes tender uplift c. 15%
- All costs include external works.
- All costs include preliminaries 12.5%
- All costs include contingency 10%
- Costs include demolition UCS P block.
- GIFA based upon Measured Areas. Lecture theatre 2nd floor excluded.
- Archive & store room costs based on previously measured design details. Public & lecture theatre costs based on indicative costs for similar schemes.
- Provisional Sums included:

- Asbestos Removal	£30,000
- Services disconnection & diversion	£50,000
- Freezer Cabinets	£45,000
- Flood Protection	£25,000
- Substation	£50,000
- An uplift for BREEAM excellent equivalent to 5% is included.
- All costs are indicative pending further design and specification. Caution should be taken when reviewing costs for lecture theatre as shared elements including groundworks, roof and plant are to be appointed during detailed design.

Exclusions

- General exclusions**
 Value Added Tax
 Consequential Improvements
 Archaeological finds and delays
 Public Art/ Signage
- Technical Exclusions**
 Disposal of any contaminated excavated arisings
 Underground obstructions or unusual subsoils
 Fit out unless stated
 Assumes conventional drainage