

**Assumptions and Exclusions**

The Billingham Forum refurbishment report is based on the following assumptions and exclusions:

**1. Project Specific:**

- 1.01 The cost plan has been based on drawings and room data sheets as listed on Dewjoc drawing of 18 February 2009
- 1.02 No allowance has been made for a replacement sprinkler installation in the theatre.
- 1.03 No allowance has been made for decoration works or renewing the carpets and soft furnishes in the theatre auditorium.
- 1.04 No allowance has been made for removing the pelmet above the stage curtain, though it will be encapsulated.
- 1.05 No allowance has been made for gym equipment (Tees Active Ltd to provide)
- 1.06 No allowance has been made for a replacement bowling green surface (to be protected throughout the works).
- 1.07 No allowance has been made for replacing the ceramic tiles to the swimming pool floor nor to replace the swimming pool cover.
- 1.08 No allowance has been made for loose tables and chairs and dividing screens in the café area (Tees Active Ltd to provide).
- 1.09 No allowance has been made for any works to the existing sauna rooms (minimum decoration only).
- 1.10 No allowance has been made for replacing the floor in the 1st floor small sports hall (to be sanded and resealed only).
- 1.11 No allowance has been made for any works to the (theatre) hospitality bars.
- 1.12 No allowance has been for the clients loose fixtures and fittings (Tees Active to provide).
- 1.13 No allowance has been made for specialist equipment, lighting, audio equipment (Tees Active Ltd to provide via gym specialists where appropriate).
- 1.14 An allowance has been made for replacing the dance studio floor and the floor in the first floor large sports hall.
- 1.15 The ice rink construction estimate has been based on a ground bearing slab construction.
- 1.16 An allowance has been made for the removal of 1000mm deep of permafrost ground in the ice rink.
- 1.17 An allowance has been made for increasing the size of the ice rink to the sporting bodies minimum requirements
- 1.18 An allowance has been made for replacement seats to the ice rink spectator areas and swimming pool spectator areas.
- 1.19 An allowance has been made for plexi glass screens and nettings to the ice rink
- 1.20 An allowance has been made for commercial stainless steel catering equipment in the first floor kitchen.
- 1.21 An allowance has been for reception desks to the dry sports, fitness suite, servery and ice rink/swimming reception.
- 1.22 An allowance has been made for external and internal signage.
- 1.23 An allowance has been for fire fighting equipment.
- 1.24 It has been assumed that existing (adopted) drainage systems can be built over.
- 1.25 On advice from the structural engineer it has been assumed that the existing concrete cladding panels will be over clad.
- 1.26 On advice from the consultants and the structural engineer it has been assumed that the existing cladding to the fly tower will be over clad.
- 1.27 It has been assumed that the verticality of the pool walls are within the required tolerance for the installation of a floating floor.
- 1.28 The estimated costs of the cladding and roofing works have been based on the quote obtained from Roofclad and a single ply

roofing system.

1.29 An allowance has been made for server room racks, patch panels, server cabinets and the like.

1.30 An allowance has been made for a fall arrest system (works to the ice rink roof).

## **2. General Exclusions**

2.01 No allowance has been made for the cost of maintenance agreements or extended warranties.

2.02 No allowance has been made for client relocation costs.

2.03 No allowance has been made for Value Added Tax.

2.04 The contingency allows for construction risk. It will not be used to fund client changes.

2.05 Unless specifically stated, no allowance has been made for items listed on the Project Managers Risk schedule.

2.06 The cost plan summary prices are based upon current (2009/10) prices.



