

Minutes of the Festival Hall Working Party

29th January 2021



A meeting of the Festival Hall Working Party was held on 29th January.

Attended: Cllr JC Crissey (Chairman), Cllr Peter Clist, Cllr John Lees, Cllr Phil Shaw, Cllr Mrs Lesley Farrow, Steve Field (Projects and Office Manager), Jon Tucker (Halls Manager), Tim Foster (Foster Wilson) and Jonathan Size (Foster Wilson)

Apologies: Neil Hitch (Town Clerk)

No	Item	Discussion	Decision
1	Welcome	Cllr Crissey welcomed members, officers and guests to the meeting. The main objective of the meeting was to determine the appropriate RIBA3 recommendations for the next Public Halls Committee meeting on 8 February	N/A
2	Previous Minutes	Previous Minutes were accepted as a true record of the previous meeting	None
3	Project Plan Review	SF presented part of the current project plan, but this item was disrupted by technical issues at SF end. SF and JC would review this before sending the next Action List out	Action List to be reviewed by SF/JC before being sent out
4	Festival Hall Maintenance budget and RIBA 4 fund review	There was no change to the 2020/21 Budget. It was made up as follows £165,000 (£100,000 capital / £65,000 revenue) with £15,000 (revenue) spent on Structure Survey, Rigging, Lighting and General Maintenance. A further £5000 (revenue) is in the pipeline to be spent, leaving a current fund of £100,000 (capital) and £45,000 (revenue) 2021/22 Budget had now been set and included £217,000 to be set aside for Festival Hall Maintenance	None
5	Energy Survey	It was noted (in the absence of SF) that no further quotes had been received for the Energy Survey, but that Cllr John Palmer had now found a further 3 possible consultants, and that Foster Wilson would be introducing a potential consultant at a later meeting. Foster Wilson had also found a further company for SF to contact	SF to present a report to Public Halls once 3 quotes have been acquired Post later meeting – JP has further detailed the specifications requirements for the Energy Survey

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6	RIBA 3 – Review presented by Foster Wilson	Foster Wilson presented the revised briefing and designs, pointing out the differences between options 1 & 2. These two options include the increased scope of the Festival Hall Suites	It was agreed that both of these options should be presented to the full Public Halls Committee in February along with the documentation. Foster Wilson have agreed to provide the main presentation
7	RIBA 3 Estimated Costs	Members reviewed and considered the costs with the additional scope, detailed by each Zone	
8	Client Choices	Members of the working party discussed the list of 'Client Choices' and will make the following recommendations to the Public Halls Committee on 8 February (1) Option 1 or 2 to be decided at next Public Halls Committee (2) Good Lift (Yes) (3) Double Height Access (Yes) (4) Cloakroom (Yes) (5) Technical Office (Yes) (6) Unisex/superloos (No) (7) First Aid Room (Yes) (8) Theatre Workshop Space (No) (9) External Cycle Racks (Yes) (10) Omit S/W external staircase (Yes if option 1) (11) Electrical vehicle points (Yes) (12) Anti ram/vehicle bollards (Yes) (13) Centre Beer Cellar (Yes)	These are to be presented to the next Public Halls meeting
9	Reaffirmation of structure being architecturally in 'harmony'	JC presented the need for the final RIBA3 proposal to be architecturally in 'harmony' with both the original 1935 style of the building and the 'character' of the area's other four grade II listed buildings (Petersfield Neighbourhood Plan p 85)	Members were generally in agreement with this being a consideration for any proposals being adopted
10	RIBA 3 delivery	Members of the WP discussed the likely delivery timescales for RIBA 3	This item will be discussed in more detail at the next FHWP

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11	User Groups	JC had discussed with JT the idea of allowing current users of the building to 'make representations' in the March/April timescale to ensure that all concerns have been considered. It was noted that these should only be new concerns, and not concerns that had been addressed in the past	JC and JT will work out a process and send out formal invitations to each user
12	Council Chamber	Members of the working party were informed that they had been asked to investigate and make recommendations for the extended Council Chamber	This item will be discussed at a later Festival Hall Working Party meeting
13	Public Halls Policy	This item is postponed to a future FHWP meeting	This item will be discussed at a later Festival Hall Working Party meeting
14	Extraordinary Meeting	Members of the working party were reminded that there would be another meeting at 1 pm for a presentation from one of the Energy Survey companies	All members of the working party were invited to attend
15	Date of next meeting	Friday 19 th February 2021 – 10 am by Zoom	
16	Any Other Business	There was no other business to discuss	None

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PTC and The Festival Hall Plan

The current National restrictions have not halted the background and very detailed work going on as progress is made with the implementation of RIBA Stage 3 of this project. The working group for this project are keen to keep the public up to date with progress and also maintain the transparency of this ambitious but necessary improvement to a central asset of Petersfield Town. RIBA 3 is the Spatial Coordination Stage where a coordinated design really takes form. Continuing on from a settled vision and concept design, the project is developed alongside structural design, building services and a cost exercise.

With much of the of building in need of significant refurbishment, the Council is seeing this as an opportunity to demonstrate climate leadership by ensuring that the works are sustainability-led with significant improvements in the fabric of the building leading to dramatic reductions in carbon emissions and perhaps even a net-zero building. Alongside this, the Council will need ensure that the building remains fit for purpose, fit for the community and fit for the 21st century. Clearly cost is a major factor and the scope of what can be achieved will very much depend on the final design configuration and the necessary acquisition of grant funding.

'No final decision on the overall scope of the refurbishment project has yet been determined, and any final determination will be made with a full understanding of available public sector grants, cost of financing, value to the people of Petersfield and statutory requirements (including those concerning carbon footprint reduction).' – ***As discussed in Council Meeting October 2020***

So at this time we are many many months away from final decisions and end cost. The Council will need to carefully find a balance of need to protect a valuable asset, provide for the present and to invest and provide for the future. A public consultation programme is being planned to take place and the topic is a consistent item on the Public Halls agenda which is a matter of public record.

Petersfield Festival Hall

RIBA Stage 3: Design layout update v3

29.01.2021

Issued for comment

Foster
Wilson
Architects

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1 INTRODUCTION

1.1 Introduction

The additional of the existing leased office floor spaces (Festival Chambers zone 7) to the North side of the Festival Hall will have some potentially significant impacts on the current proposed layout of the building as per the RIBA stage 2 scheme. This area has been allocated to provide additional community uses in the brief (see the separate revised briefing document v2)

To fully integrate this new floor area at first floor level the following factors will need to be considered:

Circulation and public access:

How do public/staff easily access these areas?

There are no lifts and large accommodation staircases currently

Integration:

How do we ensure these new areas feel fully integrated into the proposed design of the Festival Hall?

Infrastructure:

How will this change of use and likely numbers of people using these areas affect the building's capacity, Fire strategy, means of escape, and services?

1.2 Concept layout update

FWA have undertaken an initial design and layout review with two resulting main approaches. The two approaches are sufficiently different from each to require an initial client decision on which approach to develop further for RIBA stage 3

Option 1

This approach broadly retains the existing stage 2 layout as far as possible (including retaining the new zone 3 new build extension/entrance foyer) whilst providing new stairs and lifts access to first floor and new community rooms areas from the proposed inner foyer areas.

Option 2 (FWA recommendation)

This approach proposed a more significant departure from the RIBA stage 2 scheme.

It involves a re-design the Northern wing of the Festival Hall, omitting the need for the new build zone 3 extension. Instead the existing ground floor area to the North and the Northern facade are modified to create the new entrance and foyer areas.

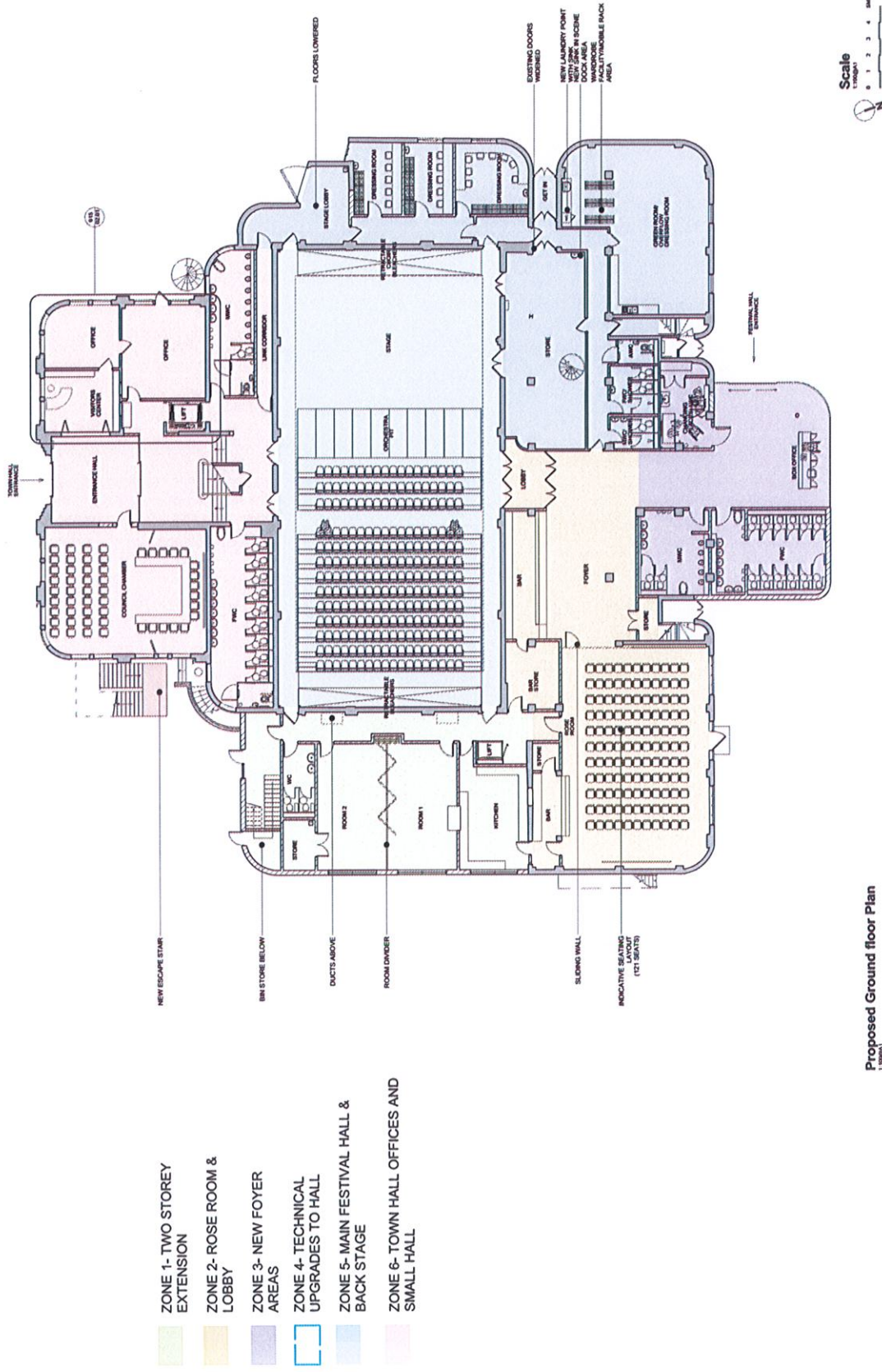
This option is viable as FWA believes it is no longer necessary to extend the building's footprint to the North (as required in option 1) due to the new floor space gained at first floor (zone 7).

It should be noted both options are initial design layout concepts and will develop further through RIBA stage 3, and as the designs develop the boundary lines of the building zones 1-8 may be updated to suit.

2 RIBA Stage 2 layout recap

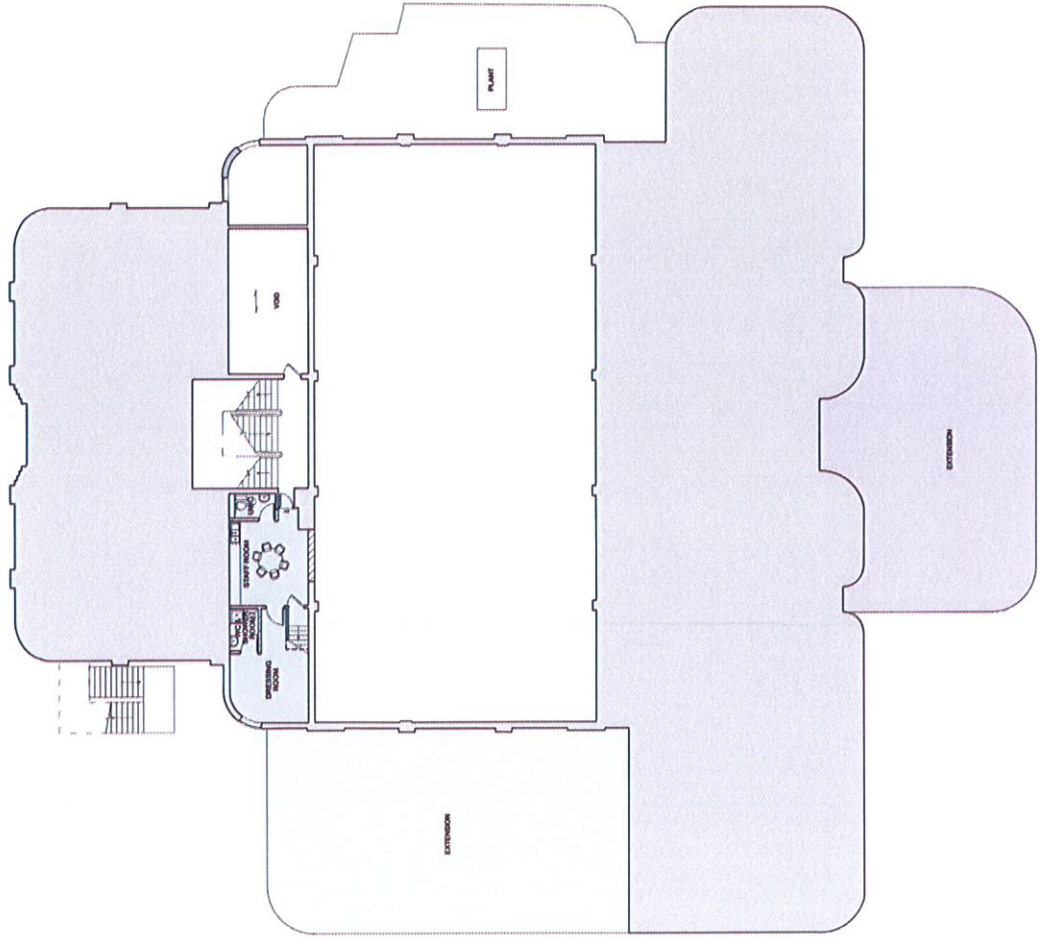
STAGE 2 scheme

The following plans recap the scheme as it was at the end of RIBA stage 2



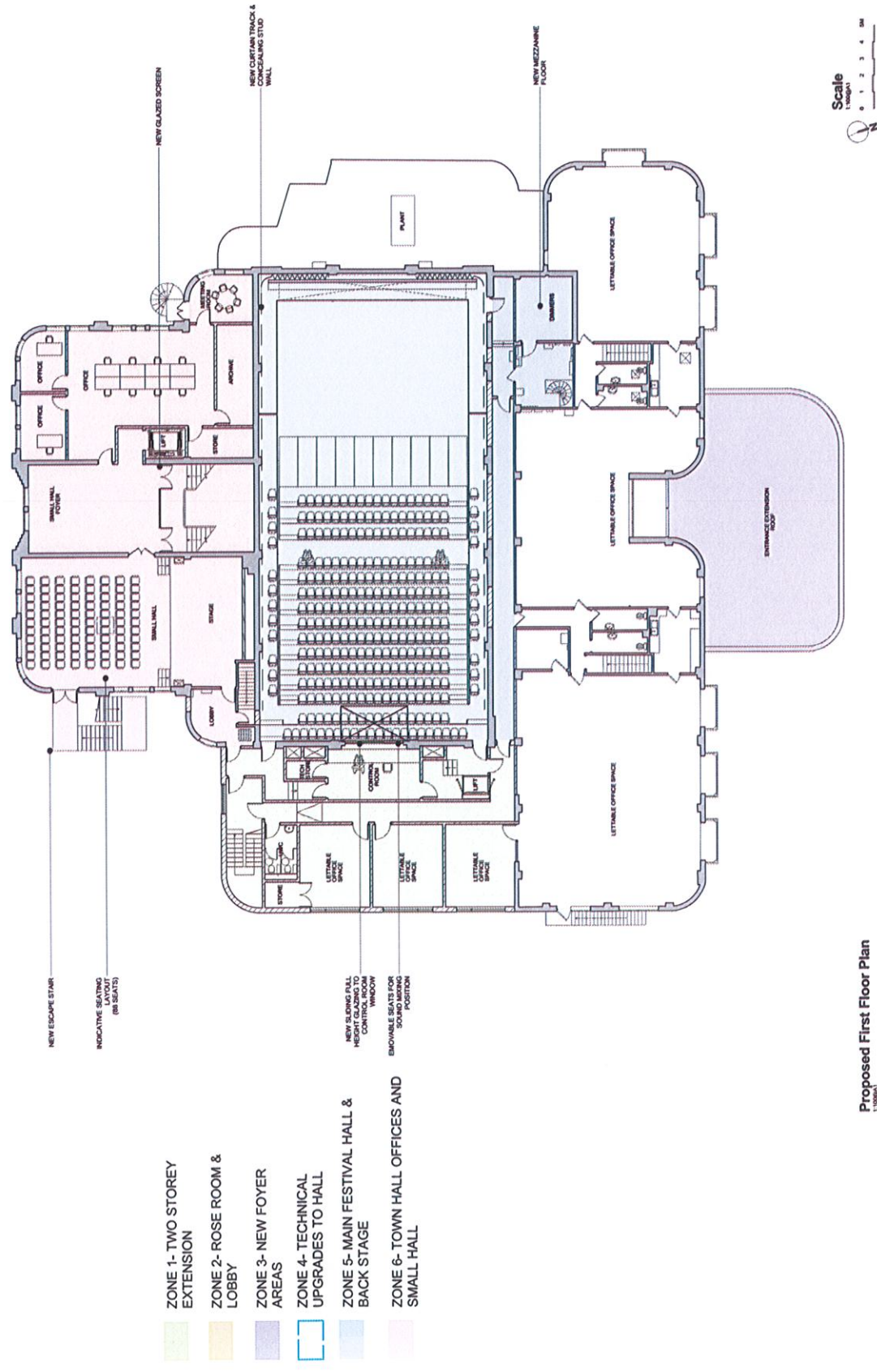
2 RIBA Stage 2: Layout recap

- ZONE 1- TWO STOREY EXTENSION
- ZONE 2- ROSE ROOM & LOBBY
- ZONE 3- NEW FOYER AREAS
- ZONE 4- TECHNICAL UPGRADES TO HALL
- ZONE 5- MAIN FESTIVAL HALL & BACK STAGE
- ZONE 6- TOWN HALL OFFICES AND SMALL HALL



Proposed Upper Ground Floor Plan

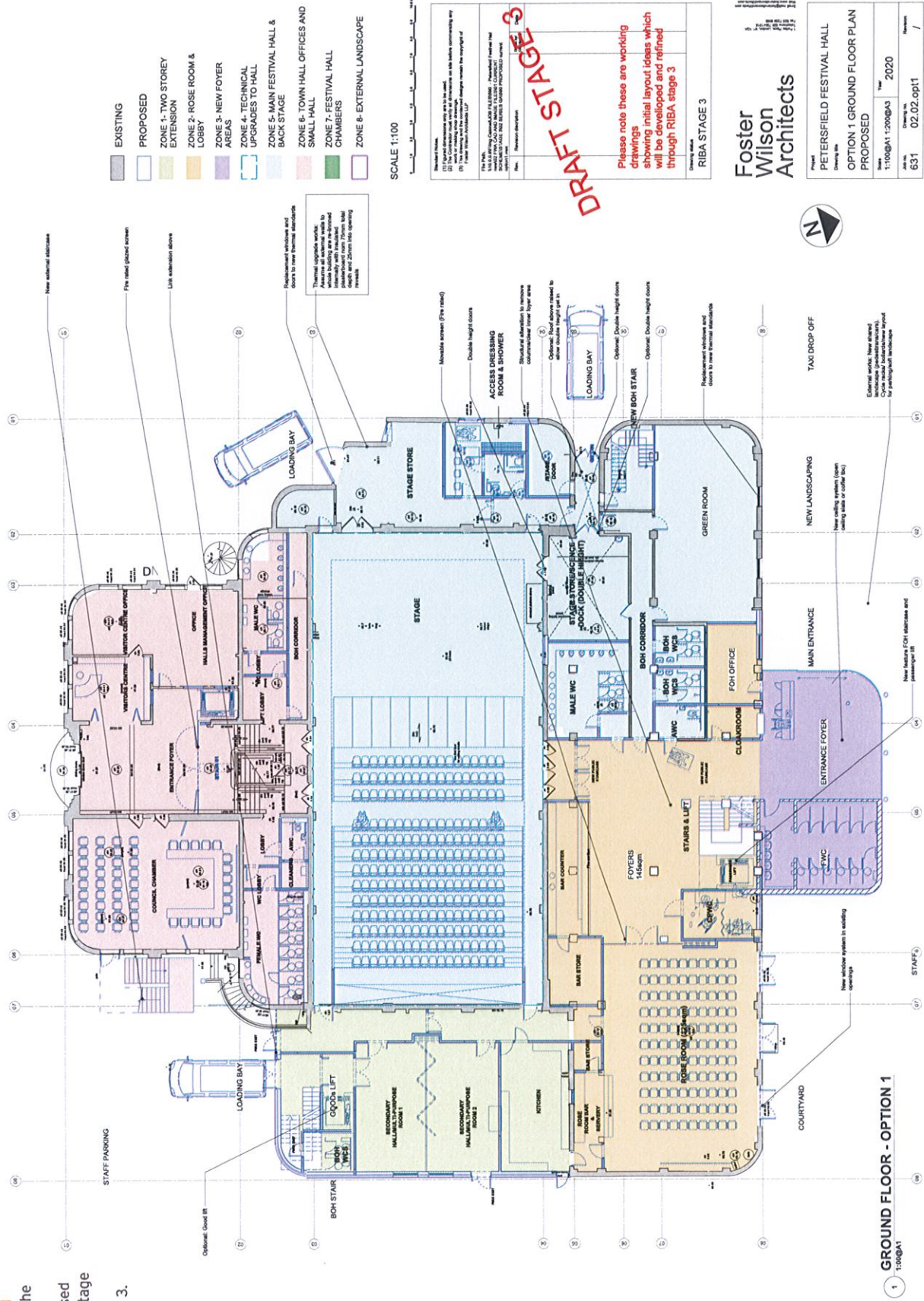
2 RIBA Stage 2: Layout recap



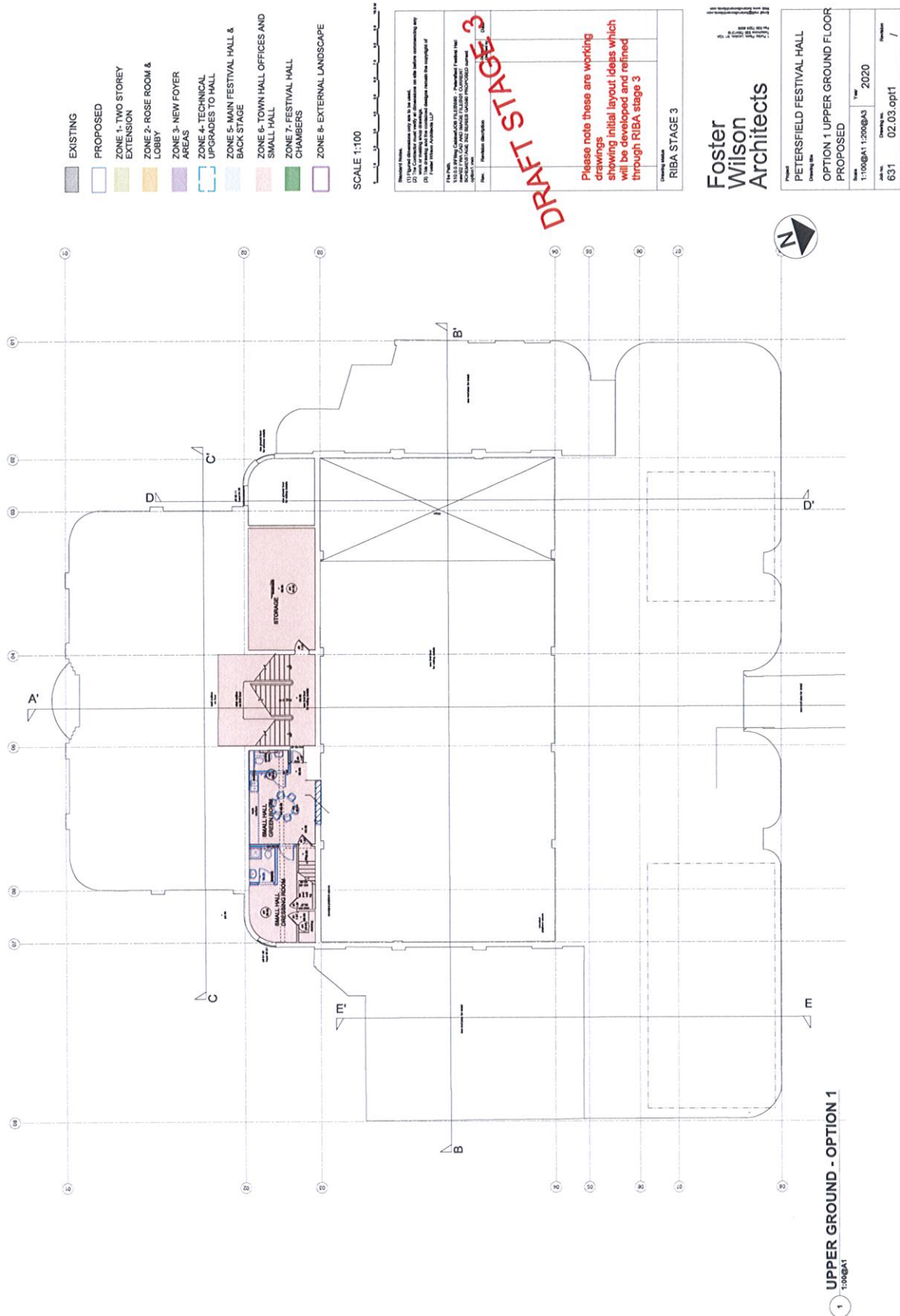
3 RIBA Stage 3: Layout option 1

STAGE 3 scheme option 1

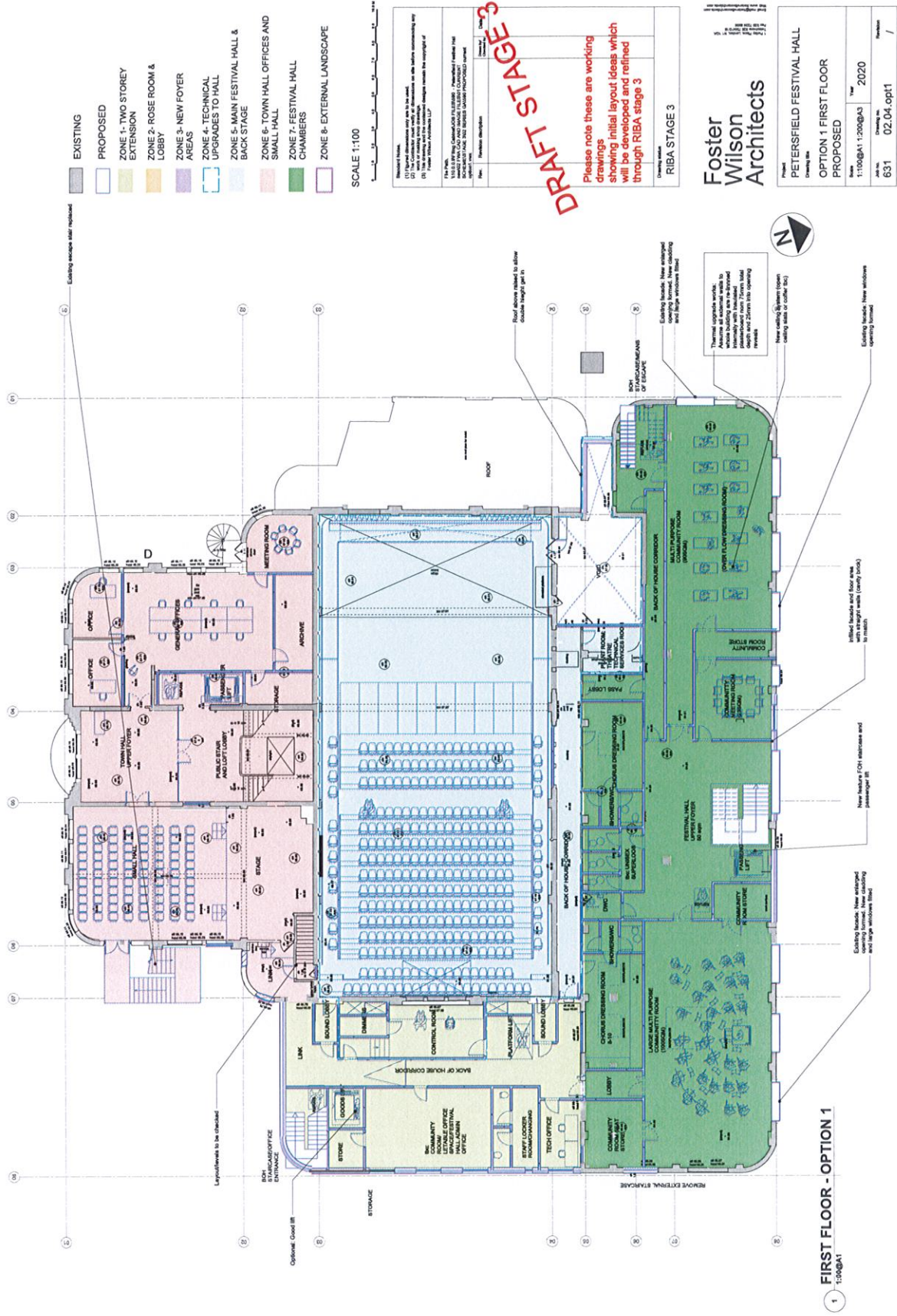
The following plans show the revised (option 1) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further though RIBA stage 3.



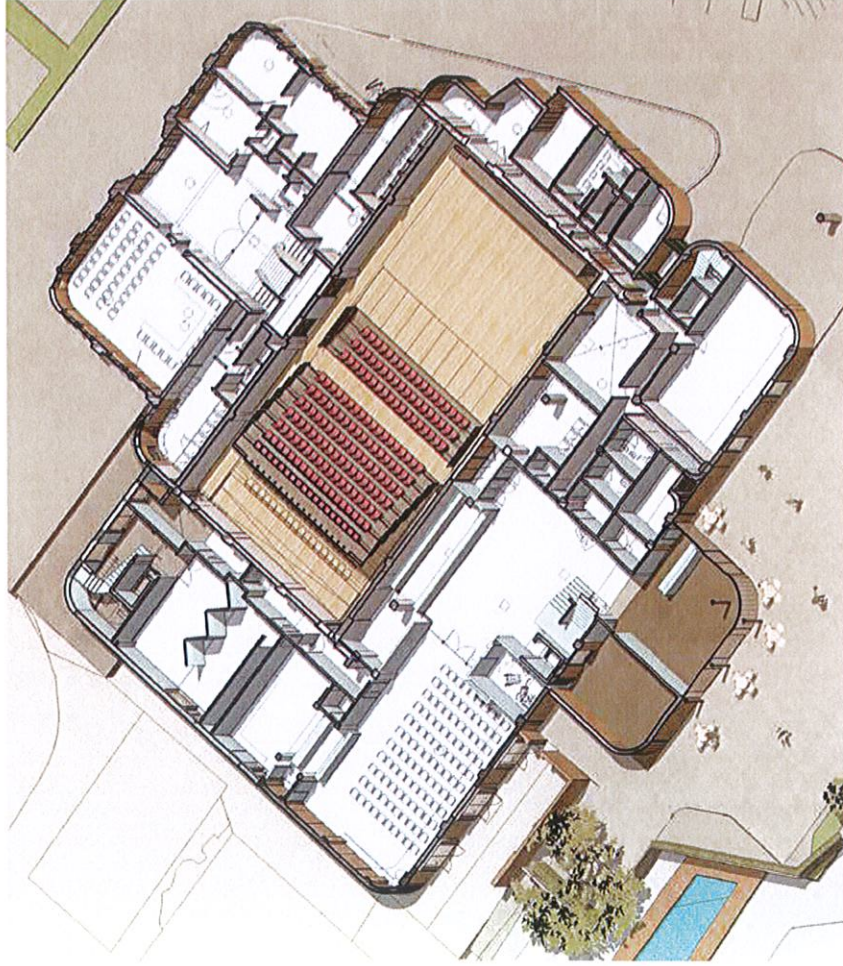
3 RIBA Stage 3: Layout option 1



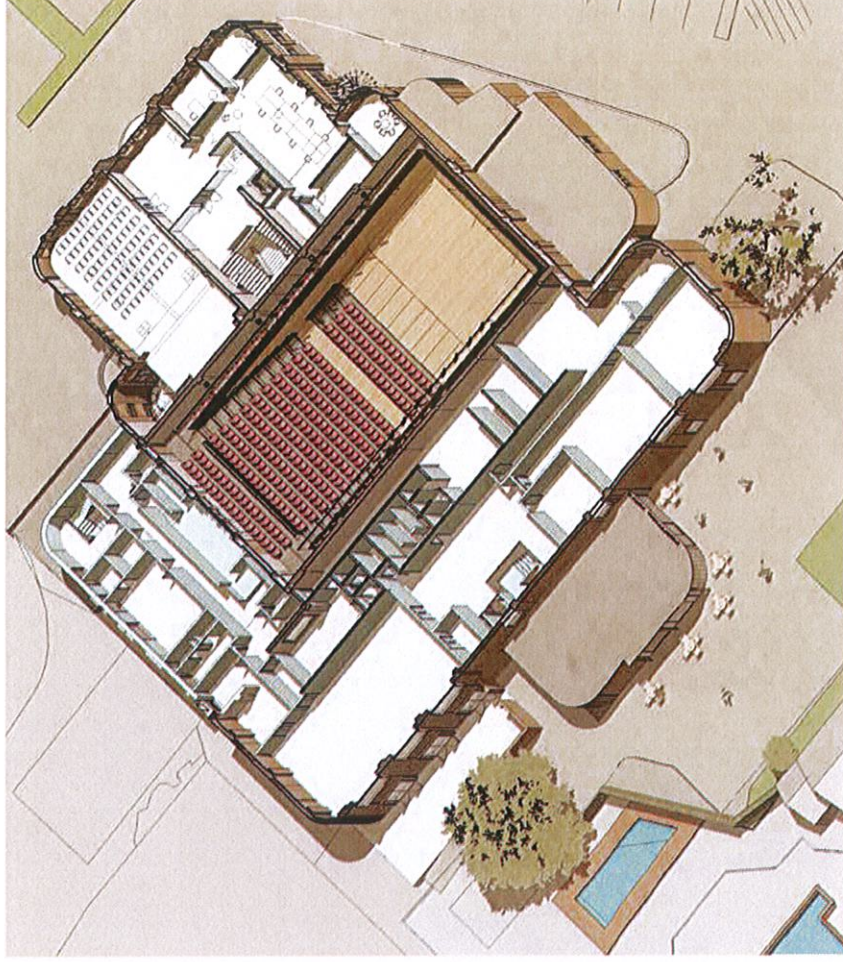
3 RIBA Stage 3: Layout option 1



3 RIBA Stage 3: Layout option 1

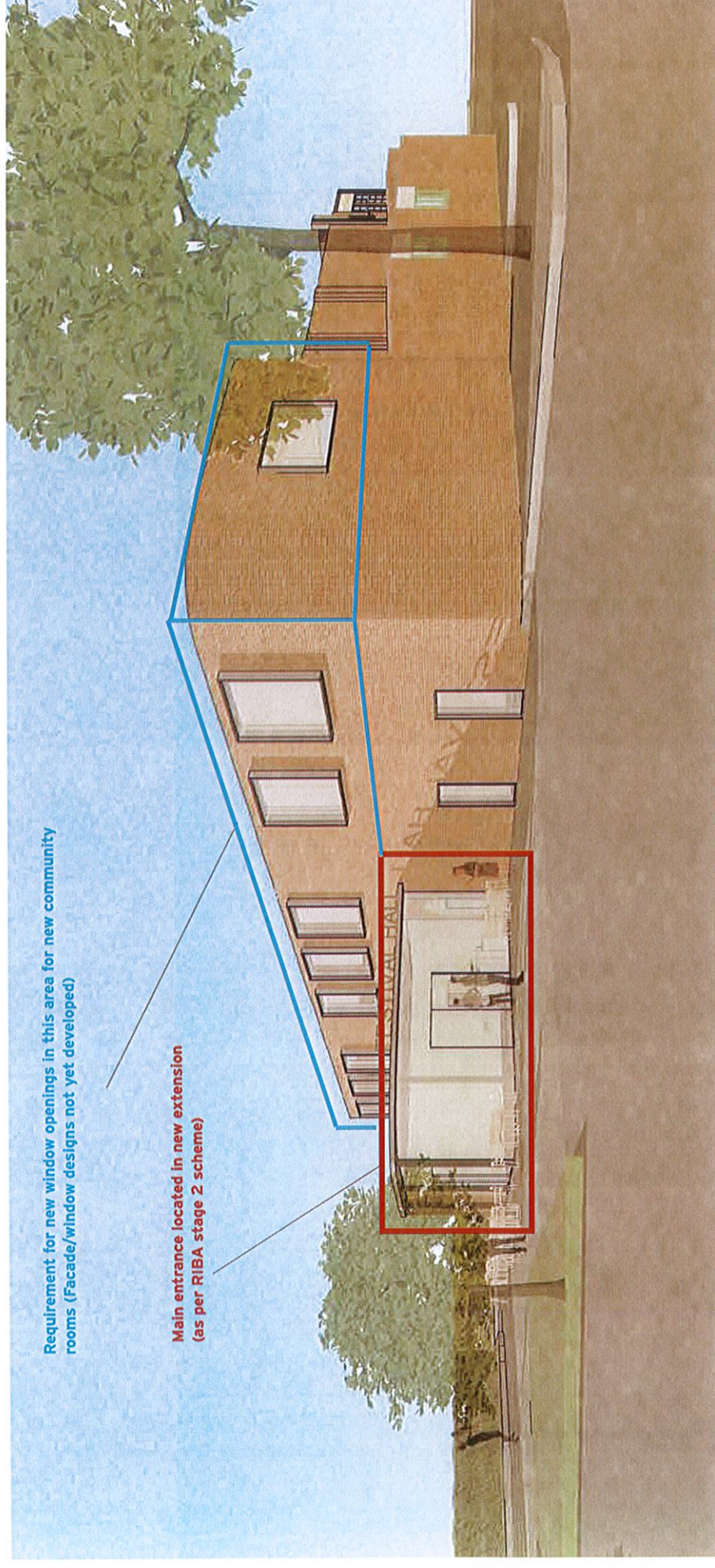


OPTION 1: Ground floor
Axonometric 3D view



OPTION 1: First floor
Axonometric 3D view

3 RIBA Stage 3: Layout option 1



OPTION 1

Initial concept/massing model, view towards main entrance

Please note - renders are indicative only showing the general volumes/window locations and entrance location so should **not** be taken as the appearance of the scheme - this will be developed through RIBA stage 3

3 RIBA Stage 3: Layout option 1

3.1 Option 1 Commentary

Circulation and public access:

To provide public access to the Northern first floor Festival chambers/office areas (zone 7) a new public accommodation staircase and lift will be required. Whilst there are several possible layouts and configurations for this staircase and lift, the most efficient location is broadly central to the Northern facade & existing Festival Hall entrance. It can also be located either directly next to the Northern facade (as shown) or setback further within the plan within the inner foyer area.

This new stair location straight off the main public foyer will provide easy access up to the first floor.

Integration:

It is important to locate the new staircase in a prominent position within the Festival Halls foyers to ensure that visitors are easily guided up to this level and that the new community spaces feel integrated as part of the overall building.

Additional community rooms:

The new community rooms will be located at first floor located off a new first floor foyer/lobby with stair and lift access.

The final size and capacity of the new community rooms have not yet been set, however, option 1 illustrates the following new spaces:

In Zone 7

- A large community room (East side)
- A large community room (West side)
- A small community room/meeting room (North side)
- Community room stores

These would be in addition to the community rooms in other zones:

Zone 1

Mid sized Community rooms (Eastside ground floor)

Notes: the large community room is of a similar scale to the existing ground floor Rose room and would have a similar capacity.

This room could also allow, via the use of folding sliding walls, additional flexibility and smaller spaces as required.

A new 1st floor foyer would also provide:

- New accessible WC
- New unisex WCs (superloos)

Ground floor foyer replanning:

The size of the new public staircase and lift and new back of house and means of escape staircases requires the re-planning of the current RIBA stage 2 ground floor area proposals these changes include:

- Relocation of the reception desk
- Adding a new Front of house office
- Adding a cloakroom
- Adding a Accessible WC
- Relocating the male public WCs

Ground floor/first floor back of house replanning:

The relocation of the male WCs require a reduction in the size of the Main halls scene dock/store to stage left, however the stage store on the West-side has been enlarged to help compensate this.

The scene dock/store to stage left is double height. We have also shown the optional addition of raising a small area of the Western roof to allow a double height get in route to this scene dock store (subject to budget). This would be highly desirable to visiting shows.

The ground floor back of house areas (West side zone 5) are altered to include a fully accessible dressing room and shower

The remaining dressing room are relocated to first floor (into zone 7) along with associated shower and WCs

The Zone 1 (East side) first floor area is re-planned to provide a technical office and staff locker/changing room.

A new office/administration room is also created - its function is tbc. This office would be a good location for the Festival hall administration, but could also be a lettable office space or community room - option on this will be explore further through stage 3.

Goods Lift:

To allow back of house servicing of the new 1st floor community rooms and the first floor back of house areas as well and the small hall we have indicated a new goods lift (subject to budget) in the South East corner of the building.

This lift would enable goods/supplies/waste/food from kitchens etc to be transported to and from the first floor without using the new main public lifts within the Festival hall foyer and Town Hall foyer.

Other areas:

The rest of the building complex remains broadly as per the RIBA stage 2 scheme in this option.

Infrastructure:

The addition of the first floor adds a significant amount of floor spaces to the scheme and the new building services will need to be extended into this new zone.

Means of escape

To meet the required means of escape standards, two secondary means of escape staircases are required:

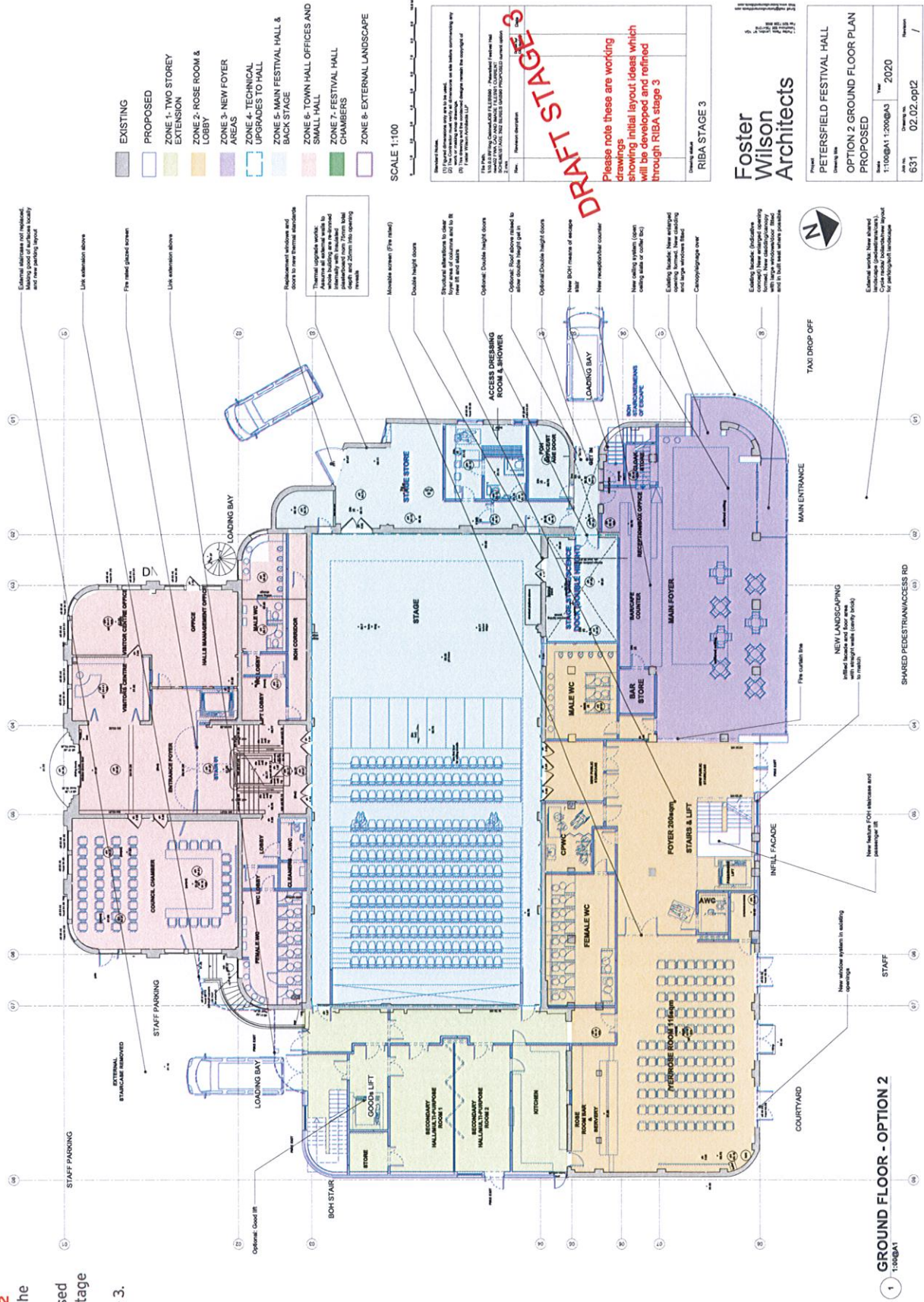
A staircase located in the South Western corner - this stair is already present in the RIBA stage 2 scheme. This provides a secondary escape route for the large community room and the Festival Hall.

A new staircase located to the East, near the Festival Hall back of house dressing room area. This provides a secondary escape for the East first floor community spaces.

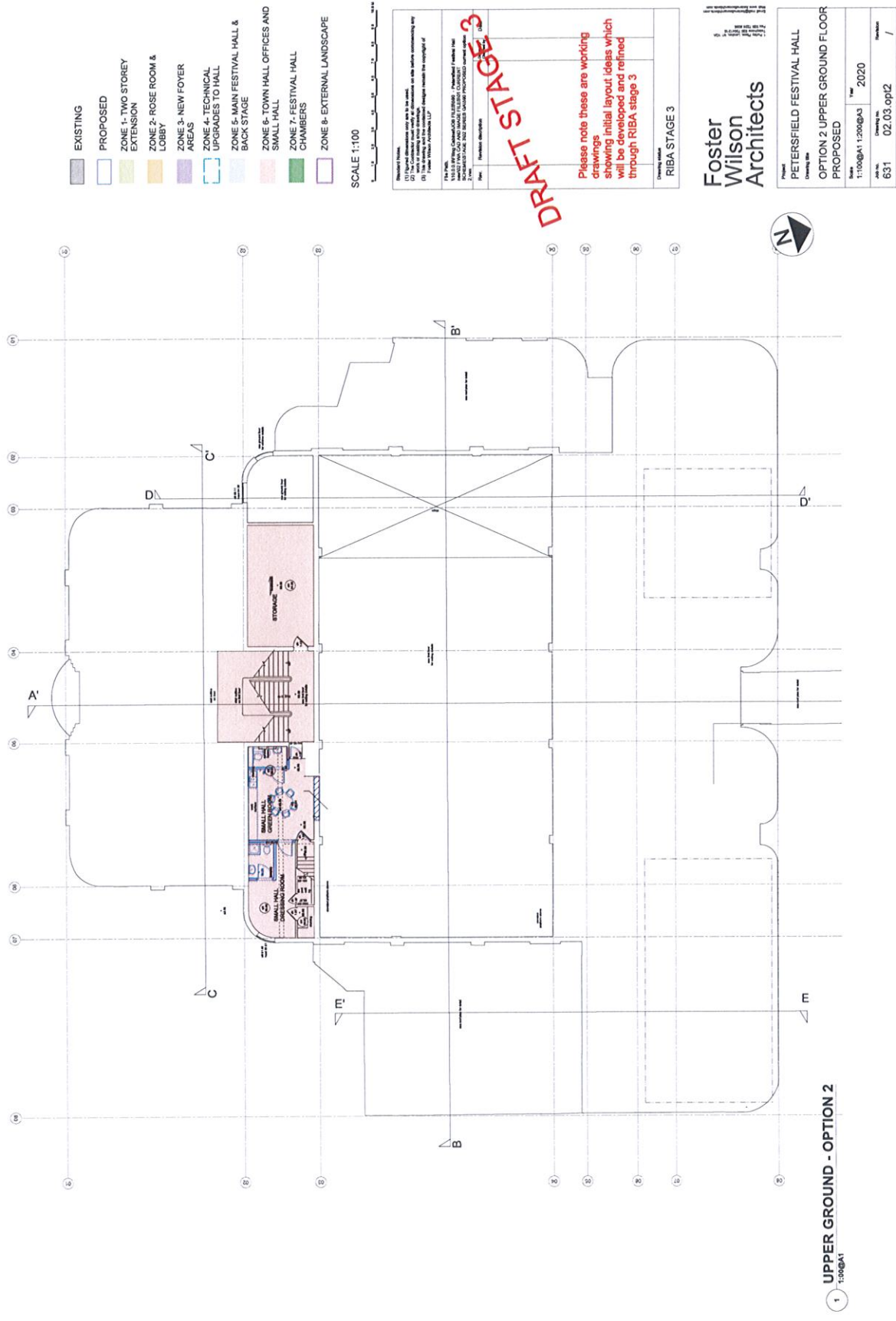
4 RIBA Stage 3: Layout option 2

STAGE 3 scheme option 2

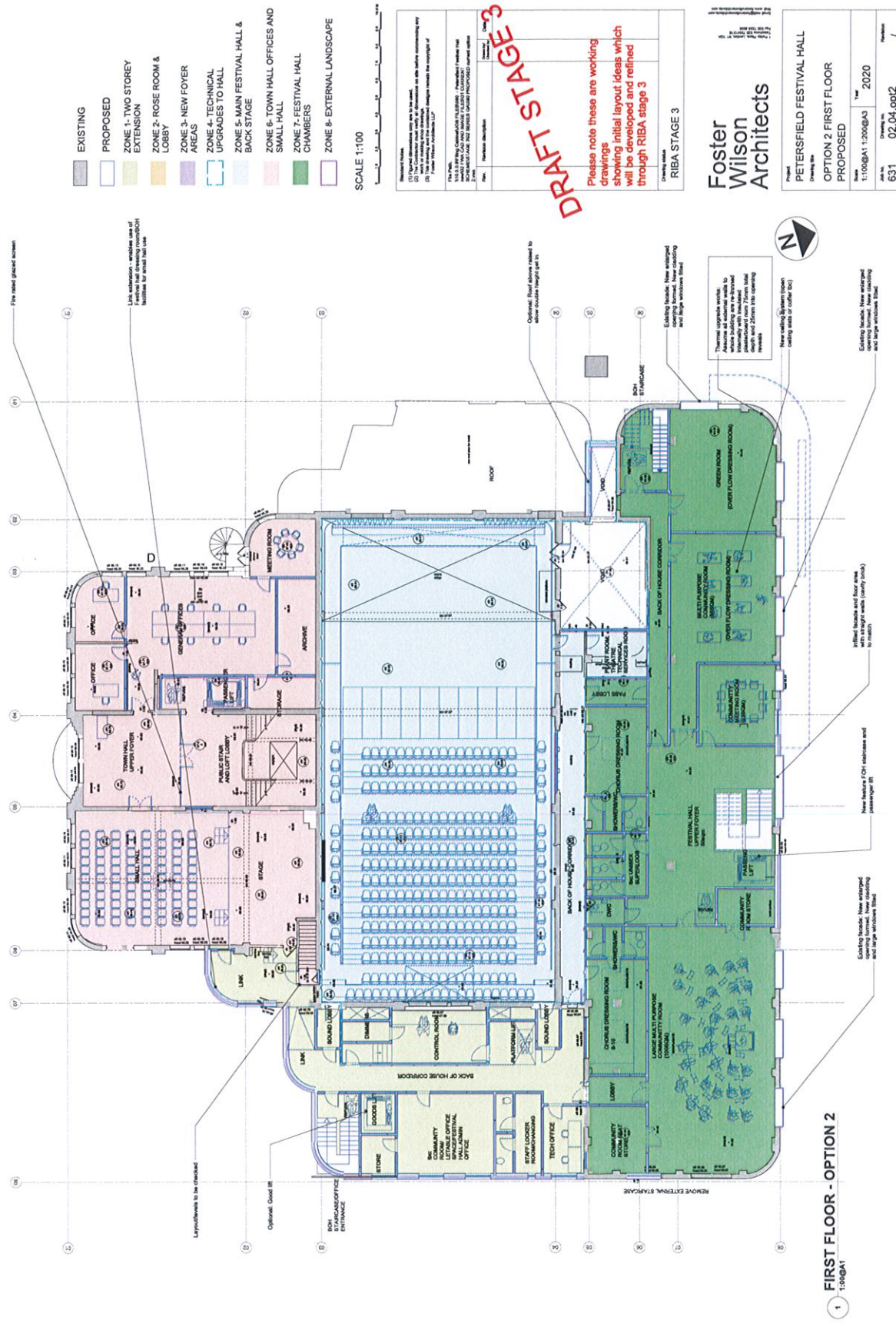
The following plans show the revised (option 2) building layout to meeting the revised brief at the start of RIBA stage 3, these plans we develop further though RIBA stage 3.



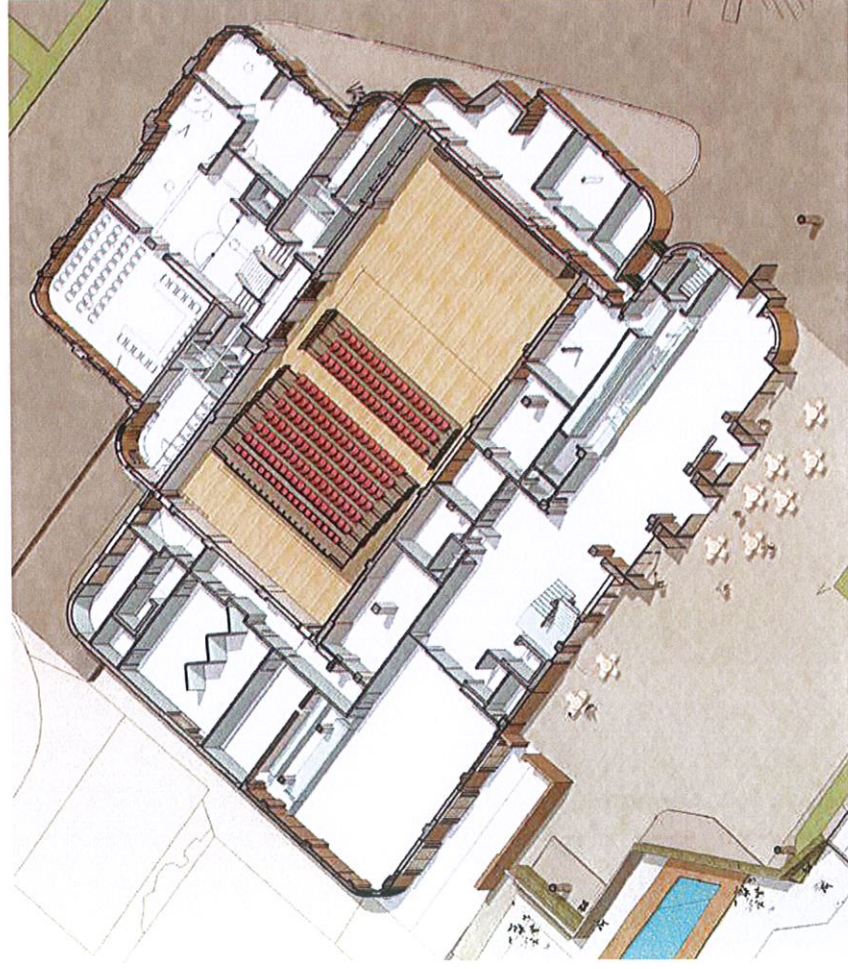
4 RIBA Stage 3: Layout option 2



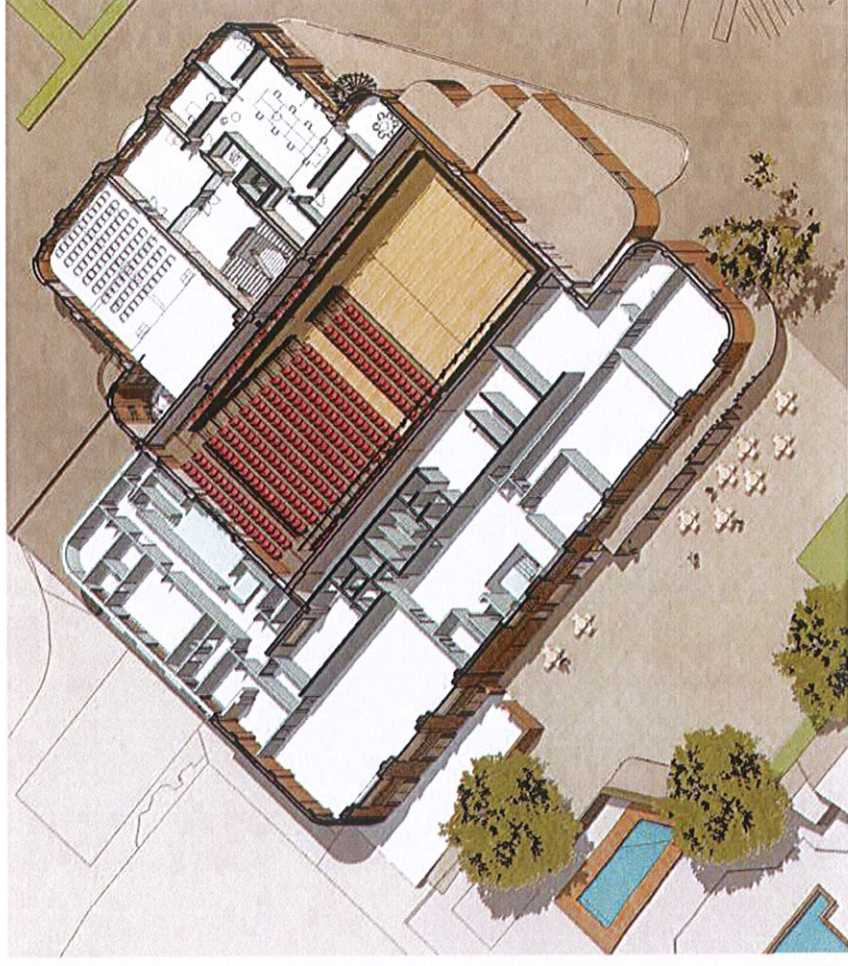
4 RIBA Stage 3: Layout option 2



4 RIBA Stage 3: Layout option 2

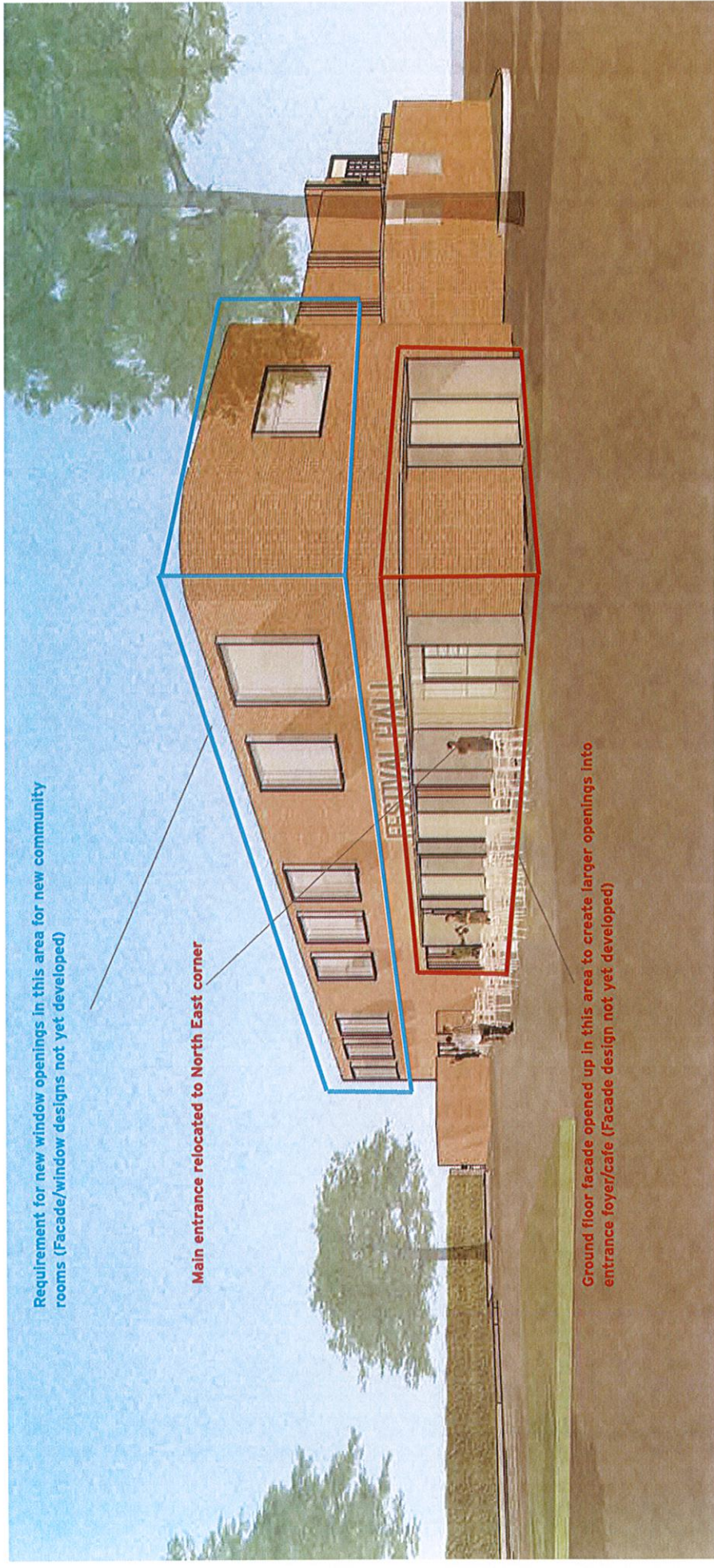


OPTION 2 - Ground floor
Axonometric 3D view



OPTION 2 - First floor
Axonometric 3D view

4 RIBA Stage 3: Layout option 2



OPTION 2

Initial concept/massing model, view towards main entrance (facade design indicative at this stage).

Please note - renders are indicative only showing the general volumes/window locations and entrance location so should **not** be taken as the appearance of the scheme - this will be developed through RIBA stage 3

4 RIBA Stage 3: Layout option 2

4.1 Option 2 Commentary

(FWA recommended option)

The additional of the Festival chambers/first floor office areas potentially allows for a more significant departure away from the current RIBA stage 2 scheme. The changes are:

- Omitting the new build Northern extension - currently containing the new foyer/ reception and female WCs and relocating these spaces within the existing building footprint.
- Moving the existing Green room to first floor level to create a new entrance foyer on the prominent Northern corner
- Omitting the replacement of the South East external mean of escape staircase (optional) - see small hall means of escape

Revised Festival Hall foyers and entrance

Option 2 relocates the primary public Festival Hall entrance to the Northern corner of the building.

Locating the new entrance on this corner will make the entrance and the foyers (cafe/bar etc) much more visible for the public arriving from the car park areas. The entrance will also be more visible from Tor way and the bridges over Tilmore brook when approaching from the North as it will no longer be obscured by the swimming pool building.

The facade in this area would be heavily modified and extended out slightly at ground floor level to create new large glazed openings and doors. This will provide a much more open, welcoming and permeable threshold between inside and outside.

Upon entering the new foyer, a new multi-purpose reception/box office main bar/ cafe would be directly opposite and would enable tables and seating for a cafe/day use along the new glazed facade.

By relocating the entrance foyer to the North West corner this mean the whole Northern side of the building is no a single large public spaces containing the foyer and Rose room.
This is a much improved public space (vs option 1).

Circulation and public access:

To provide public access to the Northern first floor Festival chambers/ office areas (zone 7) a new public accommodation staircase and lift will be required. Whilst there are several possible layouts and configurations for this staircase and lift, the most efficient location is broadly central to the Northern facade & existing Festival Hall entrance.

This new stair location straight off the main public foyer will provide easy access up to the first floor.

Integration:

It is important to locate the new staircase in a prominent position within the Festival Halls foyers to ensure that visitors are easily guided up to this level and that the new community spaces feel integrated as part of the overall building.

Additional community rooms:

The new community rooms will be located at first floor located off a new first floor foyer/lobby with stair and lift access.

The final size and capacity of the new community rooms have not yet be set, however, option 2 illustrates the following new spaces:

In Zone 7

A large community room (East side)

A medium sized community room (West side)

A small community room/meeting room (North side)

Community room stores

These would be in additional to the community rooms in other zones:

Zone 1

Mid sized Community rooms (Eastside ground floor)

Notes: the East side large community room is of a similar scale to the existing ground floor Rose room and would have a similar capacity. This room could also allow, via the use of folding sliding walls, additional flexibility and smaller spaces as required.

A new 1st floor foyer would also provide:

New accessible WC

New unisex WCs (superloos)

Ground floor foyer replanning:

The redesign of the entrance foyers and the addition of the then new public staircase and lift and new back of house and means of escape staircases requires the re-planning of the current RIBA stage 2 ground floor area proposals these changes include:

- Relocation of the reception desk
- New bar and cafe counter location
- Adding a new Front of house office
- Adding a cloakroom
- Adding an accessible WC at ground
- Relocating the main public WCs

Ground floor/first floor back of house replanning:

The relocation of the male WCs require a reduction in the size of the Main halls scene dock/store to stage left, however the stage store on the West-side has been enlarged to help compensate this.

The scene dock/store to stage left is double height. We have also shown the optional addition of raising a small area of the Western roof to allow a double height get in route to this scene dock store (subject to budget). This would be highly desirable to visiting shows.

The ground floor back of house areas (West side zone 5) are altered to include a fully accessible dressing room and shower

The remaining dressing room are relocated to first floor (into zone 7) along with associated shower and WCs

The Zone 1 (East side) first floor area is re-planned to provide a technical office and staff locker/changing room.

A new office/administration room is also created - its function is tbc. This office would be a good location for the Festival hall administration, but could also be a lettable office space or community room - option on this will be explore further through stage 3.

cont...

4 RIBA Stage 3: Layout Option 2

Goods Lift:

To allow back of house servicing of the new 1st floor community rooms and the first floor back of house areas as well and the small hall we have indicated a new goods lift (subject to budget) in the South East corner of the building.

This lift would enable goods/supplies/waste/food from kitchens etc to be transported to and from the first floor without using the new main public lifts within the Festival hall foyer and Town Hall foyer.

Other areas:

The rest of the building complex remains broadly as per the RIBA stage 2 scheme in this option.

Infrastructure:

The addition of the first floor adds a significant amount of floor spaces to the scheme and the new building services will need to be extended into this new zone.

Means of escape

To meet the required means of escape standards, two secondary means of escape staircases are required:

A staircase located in the South Western corner - this stair is already present in the RIBA stage 2 scheme. This provides a secondary escape route for the large community room and the Festival Hall.

A new staircase located to the East, near the Festival Hall back of house dressing room area. This provides a secondary escape for the East first floor community spaces.

Small Hall means of escape:

Option 2 illustrates one potential possible option to allow the removal of the large external means of escape staircase which services the small hall on the South West corner

This would require a new built first floor link corridor between the small hall and then utilising the staircase to the rear of the control room area.

5 Option 1 vs Option 2

5.1 Option 1 advantages over Option 2

Larger 2nd community room

Option 1 has a larger 2nd community room at first floor level

5.2 Option 2 advantages over option 1

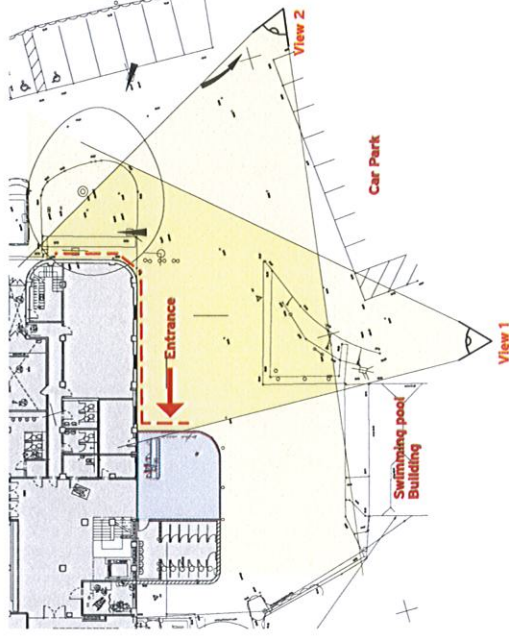
Building approach and visibility

Option 2 has a more prominent and visible entrance location (See diagrams to top right) with a much longer length of foyer/public open facade allowing improved views into the building and out.

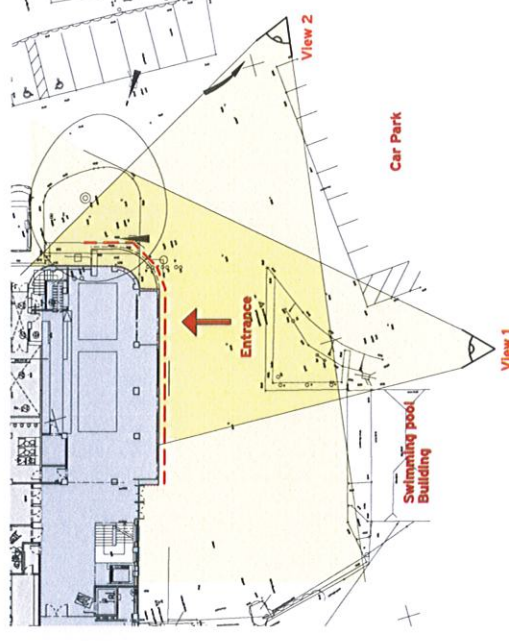
Parking area maintained

Option 2 does not extend significantly into the existing external landscape (zone 8). Therefore the external land available for parking and landscape is not adversely effected.

cont..



OPTION 1: building approach and visibility - entrance is set back and less visible



OPTION 2: building approach and visibility - entrance is located at most prominent location



VIEW 1: (option 1 entrance not visible)



VIEW 2: (option 2 entrance more prominent on near corner)

5 Option 1 vs Option 2

5.3 Option 2 advantages over option 1

Foyer flow and connectivity

Option 2 has a much improved foyer arrangement with the foyers (combined with the Rose room) creating a single open and connected volume which extends the full width of the Northside of the building. Option 1 foyers are disconnected due to the location of the inner foyer area & bar which is setback into the plan away from the facade. (See diagrams to bottom right)

Foyer size

Option 2 foyers are 200sqm. This combined with the Rose room will provide comfortable foyer space to current recommendations of 0.5 - 0.7 sqm per person for an audience of 400. Option 1 foyers are undersized for this audience size.

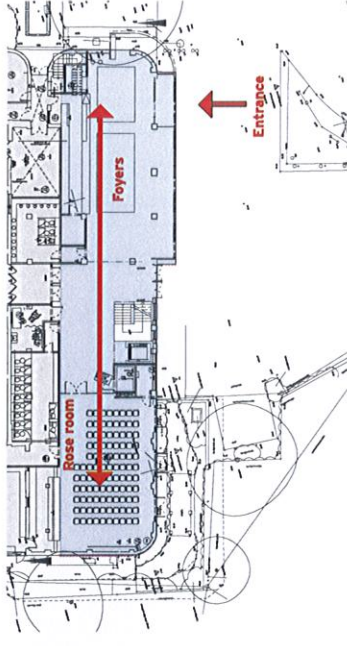
Higher capacities for standing shows will require the use of the first floor foyer and community rooms in both options however option 2 will still provide greater sqm per person. The amount of space per person may also be a factor when considering current and any future pandemic risks.

5.4 Costs

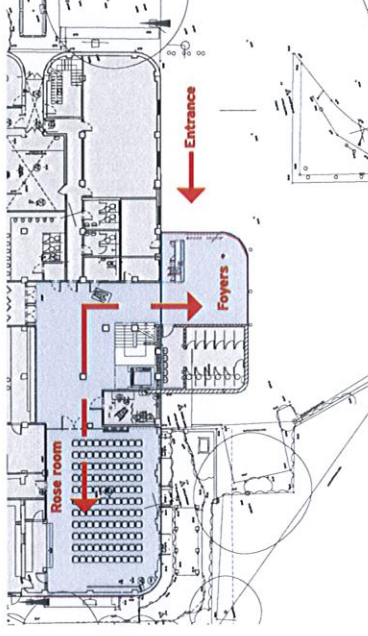
Refer to separate cost report

5.5 Foster Wilson Architects client recommendation

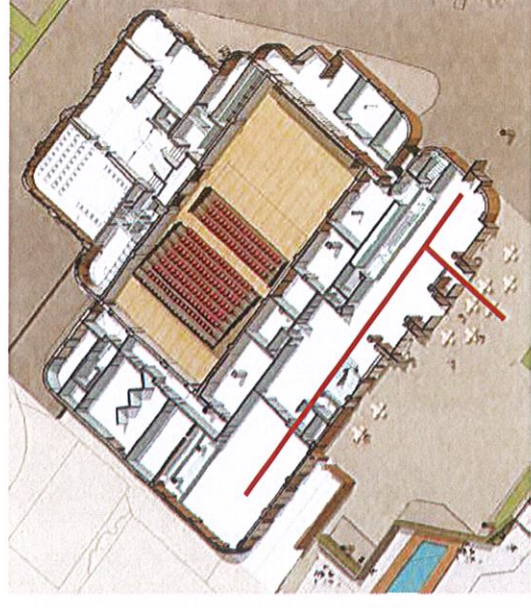
It is FWA's recommendation that the option 2 approach is the best way to meet the revised brief and should be used as the starting point to develop the designs and layouts further through RIBA stage 3.



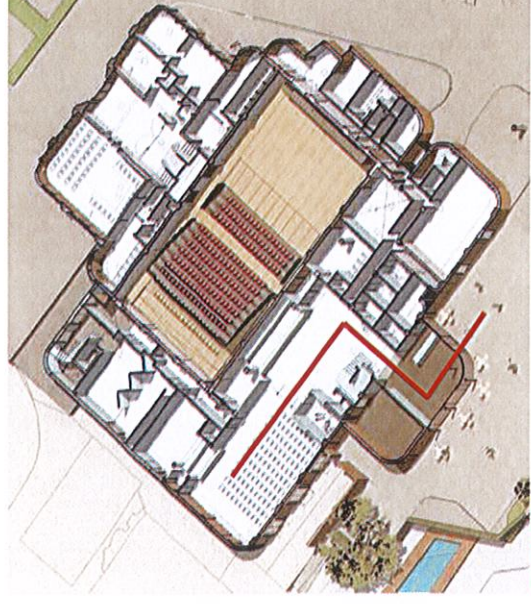
OPTION 2: Foyer flow & connectivity - foyers connection across whole width of building



OPTION 1: Foyer flow & connectivity - foyer areas slightly disconnected



OPTION 2: Foyer flow & connectivity - foyer areas slightly disconnected



OPTION 1: Foyer flow & connectivity - foyer areas slightly disconnected

6 Decisions required

6.1 Initial client choices to make at the start of RIBA stage 3 based on options 1 & 2: (please note these will not be set in stone and will of course still develop through the design process of RIBA stage 3)

1. Proceed with the option 1 or the option 2 approach in principal for the start of RIBA stage 3- OPTION 1/ OPTION 2
2. Add a goods lift to scheme for planning - YES/NO
3. Add double height access get in route to scheme dock for planning - YES/NO
4. Add a cloakroom to brief- YES/NO
5. Add a separate technical office to brief - YES/NO
6. Add unisex/superloos (which can be used for non binary genders if required) to brief - YES/NO
7. Add a first aid room to brief - YES/NO
8. Add a separate theatre workshop spaces (over and above scenic dock areas already provided) - YES/NO
9. Allow for cycle racks to external zone 8 - YES/NO
10. Omit the planned replacement South West external staircase with new link extension (as shown in option 2) - YES/NO
11. Allow electrical vehicle charging to external zone 8 - YES/NO
12. Allow for anti ram/vehicle mitigation bollards to external zone 8 - YES/NO
13. Allow for a central beer cellar/draft beer to bars - YES/NO

6.2 Client choices to be made in due course subject to further information & design development

14. Agree broad staffing numbers and office locations (Zone 1 and Zone 6) including if offices are required for:

- Theatre Technical staff
- Visiting company offices
- Facilities management staff
- Booking and box office staff
- Front of house management
- Security
- Cash office

15. Agree building energy/carbon standards & targets
16. Agree final zoning boundaries (1-8) as design develops and option 1 or 2 is adopted

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THE FESTIVAL HALL, PETERSFIELD
STAGE 3 OUTLINE ESTIMATE OPTION 1

Cost Uplift from January 2020 - Reconciliation

Date: 27.01.2021

£

AINSLEYS

Project Cost January 2020

1.00	Refurbishment & alteration to existing offices to provide multi-use rooms and flexible spaces for letting out to general public, drama groups, meetings and functions - Zone 7	8,660,000
2.00	Public Staircase including handrail and balustrading; forming opening in structure and foundation - Zone 2	1,155,000
3.00	Lift - 8 person fully accessible - serving Ground & First Floors; builder's work in connection - Zone 2	40,000
4.00	Enhancements over and above the standard requirements of building regulations to target a "carbon neutral" status of energy efficiency for the building - all Zones	65,000
5.00	Enhancements to the building to allow easy adaptation and functioning to allow swift reaction to global pandemics/ epidemics such as Covid-19 (ie social distancing screens, sanitation stations, separation corridors for pedestrian traffic, isolation rooms, cleaning facilities and chemical storage, enhanced ventilation to WCs) - all Zones	500,000
6.00	Electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating - Zone 2	200,000
7.00	New back of house stairs and forming double height scene dock and access- Zone 4 & 5	20,000
8.00	Link Extension to Town Hall to improve flow to building campus - Zone 6	60,000
9.00	Option for Goods Lift - Zone 1	N/A
		45,000
		£10,745,000
10.00	Uplift on design risk & contingency	£328,000
11.00	Uplift on Fees	£306,000
	SUB-TOTAL	£11,379,000
	Construction Costs as at 2nd Quarter 2023 - Excluding VAT	£500,000
		£11,879,000



THE FESTIVAL HALL, PETERSFIELD
STAGE 3 OUTLINE ESTIMATE OPTION 1
EXECUTIVE SUMMARY

26 January 2021

Forecast costs for each individual Area include for the following: Construction Costs, Professional Fees, Surveys, Client Direct Costs, (e.g. kitchen equipment, furniture allowances), Contingency at 5% of Construction Costs, Design Development at 5% of Construction Costs, and Inflation at 4% per annum. **All figures Exclude VAT**

Note: Works Priced as a single project - if the works are phased, deferred or carried out as individual separate contracts this will have cost effect and will increase the forecast costs

ZONE	Revised @ 27.01.21		Previous Advice 26th January 2020	Comment
Zone 1	TWO STOREY EXTENSION	£ 1,590,000	£ 1,390,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zone 1	OPTIONAL GOODS LIFT	£ 45,000	£ -	
Zone 2	ROSE ROOM & LOBBY	£ 911,000	£ 630,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new lift and central stair, electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating.
Zone 3	NEW FOYER AREAS	£ 840,000	£ 740,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zones 4	TECHNICAL UPGRADES TO HALL	£ 1,221,000		
Zones 5	MAIN FESTIVAL HALL & BACKSTAGE	£ 3,746,000	£ 4,320,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new back of house stairs and forming double height scene dock and access.
Zone 5	MAIN FESTIVAL HALL & BACKSTAGE - option for Double Height Scene Dock	£ 53,000	£ -	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023
Zone 6	TOWN HALL OFFICES AND SMALL HALL	£ 1,793,000	£ 1,580,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.
Zone 7	FESTIVAL HALL CHAMBER - OFFICE AREAS REFURBISHED FOR COMMUNITY USE	£ 1,680,000	£ -	New Zone
All	TOTAL COST	£ 11,879,000	£ 8,660,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incl. for enhancement to carbon efficiency and Pandemic measures.

THE FESTIVAL HALL, PETERSFIELD

26 January 2021

STAGE 3 OUTLINE ESTIMATE OPTION 1

Basis of Estimate:

- 1 Foster Wilson Architects Drwgs: 590/ 02/ 00 H, 10 E, 11 H, 12 G, 13 H, 14 H, 15 A, 16 A, 17 A, 18 A, 20 H, 21 H, 30 A, 31 A, 32 A, 590 / 01/ 02 B, 03 A, 04 B, 05 A, 06 B, 07 A, 08 & 09. Foster Wilson Architects RIBA Stage 2 Schedule of Works Rev A issued 20 November 2018. **Updated January 2021 to reflect Stage 3 Brief.**
- 2 Siltline Survey / Existing Drawings 991PT300 sheet 1 & 2 of 2.
- 3 Skelly & Couch: M&E Stage 2 Report and Mechanical & Electrical Cost Plan Rev P1.
- 4 Gillieron Scott: Stage 2 Acoustic Report issued November 2018, Absorption Schedule issued 19.11.18, Foster Wilson Roof Plan Marked up with acoustic screens (issued 19.11.18).
- 5 Conisbee: Preliminary Structural Drawings 180327/ SK-S-01 P2, 02 P2, 03 P2, 04 P2, 05 P2, 06 P2, 07 P2, 08 P2, 09 P2, 10 P1, 11 P1 & 12 P1 and SK-C-001 Indicative Drainage drawing dated 18/11/18.
- 6 Carr & Angier Theatre Consultants: Budget Costs for Specialist Installations dated 14.11.18.
- 7 Site is free from contamination or abnormal ground conditions. Discovery of wells, drains, sewers etc.
- 8 Works carried out as a single contract aligned to Foster Wilson Preliminary Programme 5 dated 25.11.19.
- 9 Works are competitively tendered as one project.
- 10 Assumed Mains Services connections (i.e. no sub-station upgrade).
- 11 Building will be designed to meet current building regulations with no sustainability items over and above these standards (i.e. no rainwater harvesting, wind turbines etc.).
- 12 Platform lift is for passengers and small equipment only; i.e. not to be used as freight lift for transporting heavy plant and equipment.
- 13 Passenger Lift with 2 stops only. Lift is for passengers only; i.e. not to be used as freight lift for transporting equipment furniture etc.
- 14 Windows will be inward-opening for cleaning purposes; no cradles or specialist access equipment is provided.
- 15 Kitchen to the extension is a basic fit out i.e. install of new units and domestic white goods and appliances, simple wall, floor and ceiling finishes.
- 16 New Bars and Store comprise basic fit out i.e. install of new joinery items ; bar and top , shelving etc. wall, floor and ceiling finishes.
- 17 Combined Design Development and general contingency of 10% to cover for design enhancement (during RIBA stage 3 & 4) and unforeseen costs. There is no contingency to cover for significant change to the design brief / client scope.

Exclusions:

- 1 VAT.
- 2 Funding or interest charges.
- 3 Inflation beyond current programme 5 - all figures shown are at current rates extended to 1st Quarter 2022 - mid point of construction programme.
- 4 Insurance costs.
- 5 Fire Extinguishers; consumable items generally needed for building occupation and use.
- 6 Archaeological findings and dig attendance.
- 7 Software licences, subscriptions and Sky TV connections.
- 8 Standby generator.
- 9 Sprinklers to building.
- 10 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 11 Fire Consultancy.
- 12 Lighting Designer.
- 13 Marketing, Business Development, Business Planning Consultation, Public Consultation costs or similar.
- 14 Legal Costs.
- 15 Kitchen: Commercial equipment. Loose equipment, glasses, plates, cutlery etc.
- 16 Loss of Revenue from tenants, show receipts, use of the Hall - during works.
- 17 New Roof Coverings, insulation or repairs of existing. No allowance for consequential improvement.
- 18 Overhaul, repair or replacement of existing external windows and doors, other then were specifically detailed.
- 19 General Repair to existing building fabric.
- 20 Underpinning / remedial works to existing foundations where floors lowered in backstage areas - works unknown at this stage.
- 21 Tills and Bar equipment, glasses, optics, gas lines , bar stock etc.
- 22 Purchase of land from adjoining owners.



THE FESTIVAL HALL, PETERSFIELD
STAGE 3 OUTLINE ESTIMATE OPTION 2

Cost Uplift from January 2020 - Reconciliation

Date: 27.01.2021

£

AINSLEYS

Project Cost January 2020

1.00	Refurbishment & alteration to existing offices to provide multi-use rooms and flexible spaces for letting out to general public, drama groups, meetings and functions - Zone 7	8,660,000
2.00	Public Staircase including handrail and balustrading; forming opening in structure and foundation - Zone 2	
3.00	Lift - 8 person fully accesible - serving Ground & First Floors; builder's work in connection - Zone 2	1,155,000
4.00	Enhancements over and above the standard requirements of building regulations to target a "carbon neutral" status of energy efficiency for the building - all Zones	40,000
5.00	Enhancements to the building to allow easy adaptation and functioning to allow swift reaction to global pandemics/ epidemics such as Covid-19 (ie social distancing screens, sanitation stations, separation corridors for pedestrian traffic, isolation rooms, cleaning facilities and chemical storage, enhanced ventilation to WCs) - all Zones	65,000
6.00	Electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating - Zone 2	500,000
7.00	New back of house stairs and forming double height scene dock and access- Zone 4 & 5	20,000
8.00	Link Extension to Town Hall to improve flow to building campus - Zone 6 (Omit new external stair and removal of old stair)	60,000
9.00	Option for Goods Lift - Zone 1	23,000
10.00	Omit Foyer Extension & Modify Green Room & Façade to form New Main Foyer Reception	45,000
		-20,000
		£10,748,000
11.00	Uplift on design risk & contingency	£322,000
12.00	Uplift on Fees	£309,000
	SUB- TOTAL	
		£11,379,000
	Construction Costs as at 2nd Quarter 2023 - Excluding VAT	
		£487,000
		£11,866,000



THE FESTIVAL HALL, PETERSFIELD
STAGE 3 OUTLINE ESTIMATE OPTION 2
EXECUTIVE SUMMARY

26 January 2021

Forecast costs for each individual Area include for the following: Construction Costs, Professional Fees, Surveys, Client Direct Costs, (e.g. kitchen equipment, furniture allowances), Contingency at 5% of Construction Costs, Design Development at 5% of Construction Costs, and Inflation at 4% per annum. **All figures Exclude VAT**

Note: Works Priced as a single project - if the works are phased, deferred or carried out as individual separate contracts this will have cost effect and will increase the forecast costs

ZONE	Revised @ 27.01.21		Previous Advice 26th January 2020	Comment
Zone 1	TWO STOREY EXTENSION	£ 1,590,000	£ 1,390,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zone 1	OPTIONAL GOODS LIFT	£ 45,000	£ -	
Zone 2	ROSE ROOM & LOBBY	£ 911,000	£ 630,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new lift and central stair, electrical charging points, Hostile vehicle mitigation and external Terracing for cafe seating.
Zone 3	NEW FOYER AREAS	£ 820,000	£ 740,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures.
Zones 4	TECHNICAL UPGRADES TO HALL	£ 1,221,000	£ 4,320,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023 and costs incld. for enhancement to carbon efficiency and Pandemic measures. Cost allowed for new back of house stairs and forming double height scene dock and
Zones 5	MAIN FESTIVAL HALL & BACKSTAGE	£ 3,746,000		
Zone 5	MAIN FESTIVAL HALL & BACKSTAGE - option for Double Height Scene Dock	£ 53,000	£ -	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023
Zone 6	TOWN HALL OFFICES AND SMALL HALL	£ 1,800,000	£ 1,580,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023
Zone 7	FESTIVAL HALL CHAMBER - OFFICE AREAS REFURBISHED FOR COMMUNITY USE	£ 1,680,000	£ -	New Zone
All	TOTAL COST	£ 11,866,000	£ 8,660,000	Uplifted to midpoint of Construction estimated - to 2nd Qtr 2023

THE FESTIVAL HALL, PETERSFIELD

26 January 2021

STAGE 3 OUTLINE ESTIMATE OPTION 2

Basis of Estimate:

- 1 Foster Wilson Architects Drwgs: 590/ 02/ 00 H, 10 E, 11 H, 12 G, 13 H, 14 H, 15 A, 16 A, 17 A, 18 A, 20 H, 21 H, 30 A, 31 A, 32 A, 590 / 01/ 02 B, 03 A, 04 B, 05 A, 06 B, 07 A, 08 & 09. Foster Wilson Architects RIBA Stage 2 Schedule of Works Rev A issued 20 November 2018. **Updated January 2021 to reflect Stage 3 Brief.**
- 2 Site/line Survey / Existing Drawings 991PT300 sheet 1 & 2 of 2.
- 3 Skelly & Couch: M&E Stage 2 Report and Mechanical & Electrical Cost Plan Rev P1.
- 4 Gillieron Scott: Stage 2 Acoustic Report issued November 2018, Absorption Schedule issued 19.11.18, Foster Wilson Roof Plan Marked up with acoustic screens (issued 19.11.18).
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- 9 Sprinklers to building.
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- 21 Tills and Bar equipment, glasses, optics, gas lines , bar stock etc.
- 22 Purchase of land from adjoining owners.

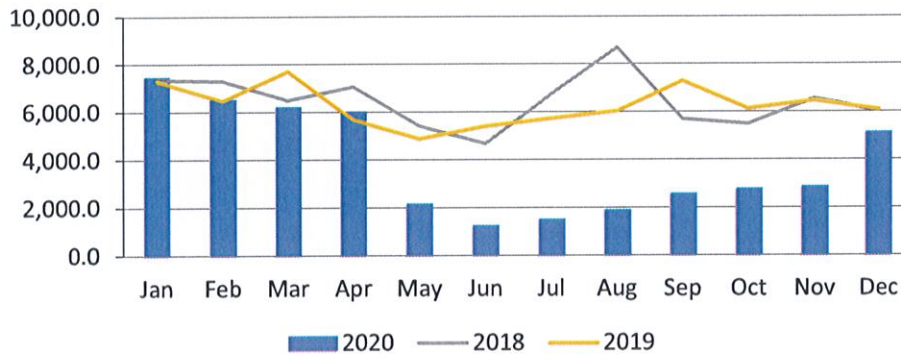
Petersfield Town Council

Auditel Monthly Utility Report – December 2020 (COVID 19 TIER SYSTEM APPLIED)

Site: Town Hall

This report is intended to give a short summary of the utility usage at the Town Hall site. Further details or additional information can be obtained from Neil Woolmer.

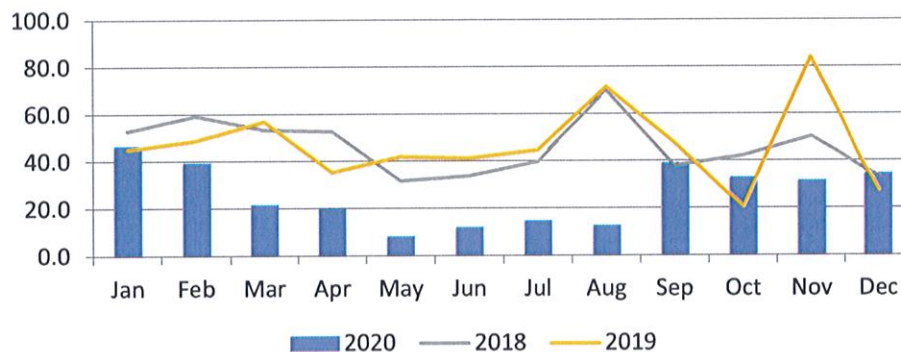
Electric Usage (kWh)



Usage was down 16% against December 2019.

At the end of March the government brought in measures to combat the spread of COVID-19.

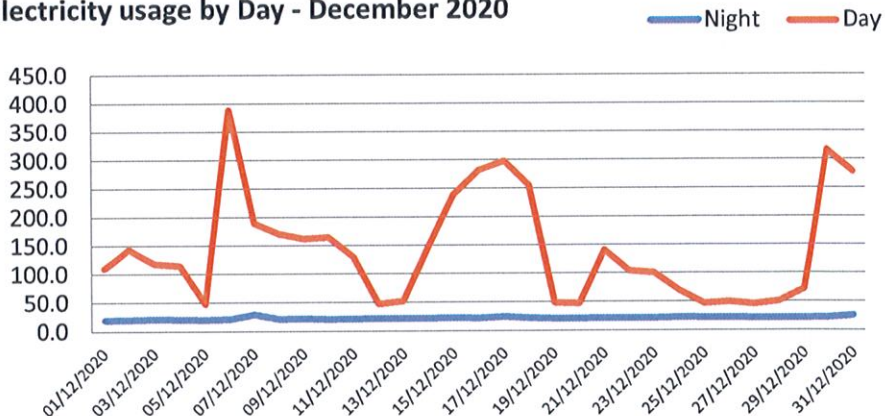
Electric Peak (kVA)



100 kVA Available Capacity

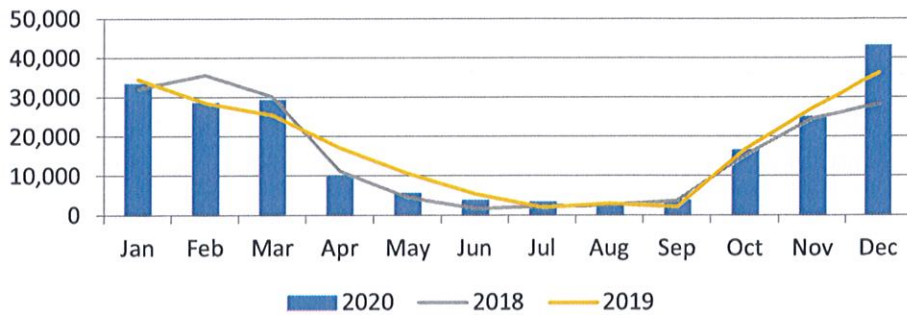
Peak demand was 34.5 kVA in December of the 100 kVA capacity available. Up 27% on the previous year.

Electricity usage by Day - December 2020



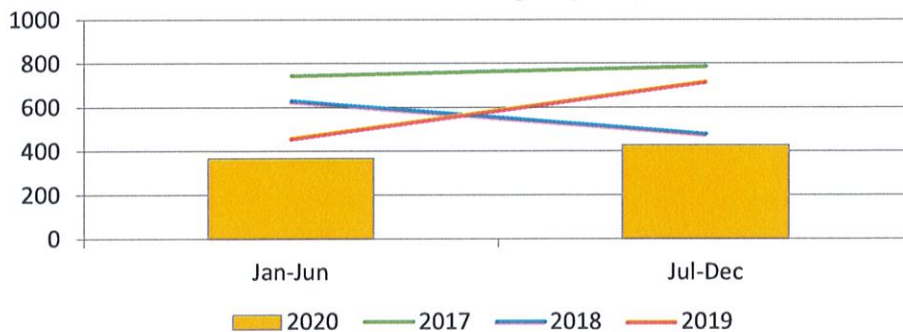
Day and Night kWh usages for December.

Gas Usage (kWh)



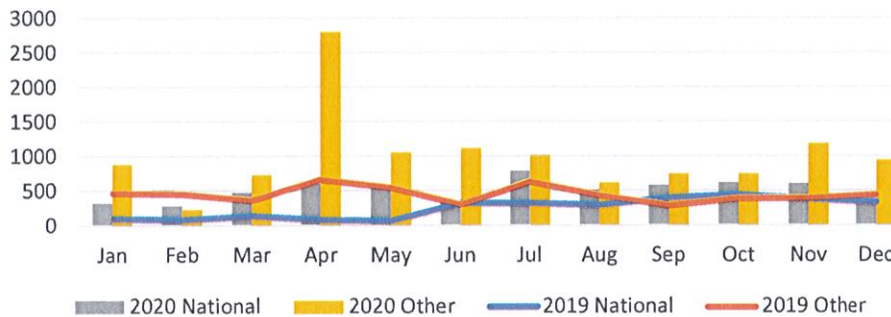
Gas usage was up 19% against December 2019.

Water Usage (m³)



Water usage was down during 2020, April to August's usage dropped 20% and the billed expected usage through to end of February 2021 is down 41%.

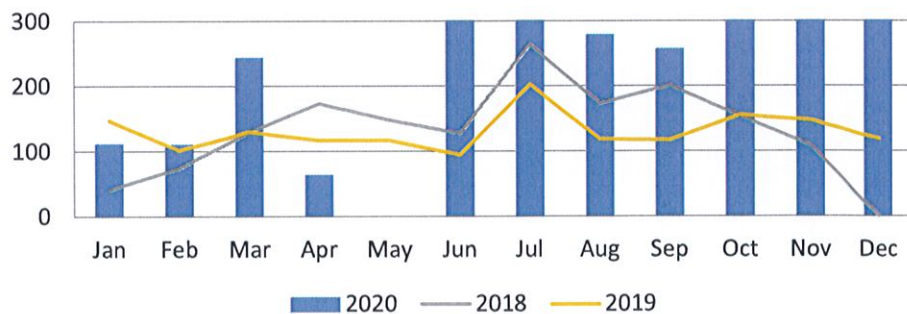
Landline Usage (Mins)



National calls were down 4%. Other call types, i.e, to mobiles were up 110%.

Note: due to lack of recording for Local calls we've adjusted the chart to measure National and Other calls 2019/2020 by adding Local and Other calls together for those months where necessary for 2019 & 2020.

Mobile Usage (Mins)



Mobile usage was up 521% in December 2020. No additional call charges were incurred. There were 739 minutes of calls recorded.