

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Capital Start Ltd**

**21 December 2017**

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 34937  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
**Base Date :** 4Q 17

**CONTROL ISSUE SHEET**

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Revision	Status	Prepared by	Authorised by
DRAFT	Stage 1	Theo Constantinides / Partner	Theo Constantinides / Partner
A	Stage 1	Theo Constantinides / Partner	Theo Constantinides / Partner
B	Stage 1	Theo Constantinides / Partner	Theo Constantinides / Partner
C	Stage 1	Theo Constantinides / Partner	Theo Constantinides / Partner
D	Stage 2	Harrison Smith-Malone / Greg Hart	Theo Constantinides / Partner
E	Stage 2	Harrison Smith-Malone / Greg Hart	Theo Constantinides / Partner
E1	Stage 2	Theo Constantinides / Greg Hart	Theo Constantinides / Partner
F (Planning)	Stage 2	Theo Constantinides / Greg Hart	Theo Constantinides / Partner

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

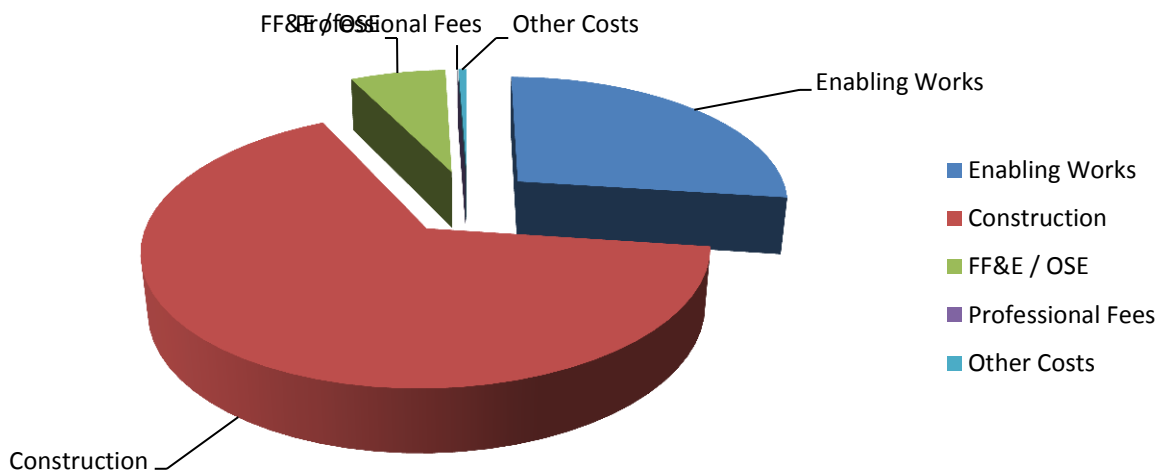
Issue Date : 21-Dec-17  
Base Date : 4Q 17

**DEVELOPMENT COST SUMMARY**

**KEY DATA**

Gross Internal Area (m2)	7,749 m2
Gross Internal Area (ft2)	83,410 ft2
Total Number of Hotel Keys	94 keys
Total Number of Cinema Seats	220 seats
RIBA Design Stage	Stage 2

**COST SUMMARY**



	%	Total (£)	£/m <sup>2</sup> (GIA)	£/key
1 Total Estimated Enabling Works Cost	27.1%	14,020,000	1,809	149,149
2 Total Estimated Construction Cost	65.6%	33,984,000	4,386	361,532
3 FF&E / OSE	6.7%	3,467,000	447	36,883
4 Project / Design Team Fees		excluded		
5 Other Development / Project Costs	0.6%	300,000	39	3,191
<b>TOTAL ESTIMATED DEVELOPMENT COST</b>	<b>100%</b>	<b>51,771,000</b>	<b>6,681</b>	<b>550,755</b>

**PROGRAMME**

TBC

**ODEON SHAFTESBURY AVENUE**  
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- 9 Details of Estimate

Appendices:

**Appendix A:** Cost Models

**Appendix B:** Value Engineering Opportunities (TO FOLLOW)

**Appendix C:** Standard Terms and Conditions

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**DEVELOPMENT COST SUMMARY**

	<b>Total (£)</b>	<b>£/m<sup>2</sup> (GIA)</b>	<b>£/ft<sup>2</sup> (GIA)</b>
<b>CLIENT / DEVELOPMENT COST</b>			
1 Total Estimated Enabling Works Cost	14,020,000	1,809	168
2 Total Estimated Construction Cost	33,984,000	4,386	407
3 FF&E / OSE:			
FF&E to Hotel	2,350,000	303	28
OSE to Hotel	705,000	91	8
Gym Equipment	n/a		
Seating to Cinema	66,600	9	1
Cinema Projection Equipment	345,400	45	4
4 Project / Design Team Fees		excluded	
5 Other Development / Project Costs			
Prov Sum for Infrastructure Upgrades	300,000	39	4
CIL - London Borough of Camden (all uses)		excluded	
CIL - Mayoral (all uses)		excluded	
Model Room inc FF&E		excluded	
<b>SubTotal (1)</b>	<b>51,771,000</b>	6,681	621
6 Risk Allowances:			
Employer Change		excluded	
Employer Other		excluded	
7 Landlord and Lease Costs		excluded	
<b>SubTotal (2)</b>	<b>51,771,000</b>	6,681	621
8 VAT	20.0%	excluded	
<b>TOTAL ESTIMATED DEVELOPMENT COST</b>	<b>51,771,000</b>	6,681	621

*550,755/key*

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**ENABLING WORKS COST SUMMARY**

		Total (£)	£/m <sup>2</sup> (GIA)	£/ft <sup>2</sup> (GIA)
<b>ENABLING WORKS COST</b>				
1	Enabling Works Nett Trade	9,360,000	1,208	112
	<b>Building Works SubTotal</b>	9,360,000	1,208	112
2	Enabling Works Contractor's Add-Ons			
	Preliminaries	18.0% 1,690,000	218	20
	OHP	15.0% 1,660,000	214	20
	Fixed Price / Risk		N/A	
	PCSA fee		N/A	
	<b>Building Works Total</b>	12,710,000	1,640	152
3	Inflation Allowance			
	Tender Inflation Estimate ( <i>to start on site</i> )		excluded	
	Construction Inflation Estimate ( <i>mid point</i> )		excluded	
	<b>SubTotal</b>	12,710,000	1,640	152
4	Contingency			
	Design Development Contingency	5.0% 640,000	83	8
	Construction Contingency	5.0% 670,000	86	8
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>14,020,000</b>	1,809	168
		<i>149,149/key</i>		

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**CONSTRUCTION COST SUMMARY**

		<b>Total (£)</b>	<b>£/m<sup>2</sup> (GIA)</b>	<b>£/ft<sup>2</sup> (GIA)</b>
<b>CONSTRUCTION COST</b>				
1	Shell and Core Nett Trade	13,808,000	1,782	166
2	Fit Out Nett Trade	11,136,000	1,437	134
	<b>Building Works SubTotal</b>	24,944,000	3,219	299
3	Main Contractor's Add-Ons			
	Preliminaries	16.5% 4,120,000	532	49
	OHP	6.0% 1,750,000	226	21
	Fixed Price / Risk		included	
	PCSA Fee		N/A	
	<b>Building Works Total</b>	30,814,000	3,977	369
4	Inflation Allowance			
	Tender Inflation Estimate ( <i>to start on site</i> )		excluded	
	Construction Inflation Estimate ( <i>mid point</i> )		excluded	
	<b>SubTotal</b>	30,814,000	3,977	369
5	Contingency			
	Design Development Contingency	5.0% 1,550,000	200	19
	Construction Contingency	5.0% 1,620,000	209	19
<b>TOTAL ESTIMATED CONSTRUCTION COST</b>		<b>33,984,000</b>	4,386	407

*361,532/key*

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**NOTES AND ASSUMPTIONS**

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**Assumptions - General**

- 1 Existing building to be generally retained
- 2 New structure to be steel frame
- 3 The rates and allowances for the hotel fit out have been benchmarked against mid-market lifestyle hotel e.g. M Gallery or similar
- 4 Allowances for Community Infrastructure Levy (both local authority and mayoral) have been excluded as requested by Icen Projects (DL, 18 December 2017)
- 5 Allowances for professional fees have been excluded as requested by Icen Projects (DL, 18 December 2017)
- 6 An average allowance for FF&E to the hotel of £25k/key has been included. This will need to be confirmed by the operator in due course.
- 7 An average allowance for OSE/IT to the hotel of £7.5k/key has been included. This will need to be confirmed by the operator in due course.
- 8 An allowance for FF&E (specialist seating) to the cinema has been included assuming mi/upper range non-interactive seating. This will need to be confirmed by the operator in due course.
- 9 An allowance for cinema projection equipment including sound equipment has been included assuming digital (DCI) rated films will be shown. This will need to be confirmed by the operator in due course.

**Assumptions - Procurement**

- 1 We have assumed a competitive single stage traditional method of procurement for the demolition to be carried out in advance of the main contract works.
- 2 We have assumed a competitive single stage design and build method of procurement for the main contract works. We have made no allowance for two-stage tendering.

**Assumptions - Programme**

- 1 All costs are based at present day (Base Date as noted above) with no allowance for any increased costs due to inflation due to the unknown programme. Notwithstanding this we have noted below G&T's most recent TPI report forecasts which would need to be applied to assess potential inflation costs.
- 2 Tender Price Index as G&T 4th Quarter 2017 Forecast (Greater London):

TPI Forecast 2018	0.0%
TPI Forecast 2019	0.0%
TPI Forecast 2020	1.5%
TPI Forecast 2021	2.5%
- 3 No allowance has been included for any phased working or for any sectional completion
- 4 No provision has been included for out of hours or accelerated working



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**EXCLUSIONS**

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- 1 VAT.
- 2 Site acquisition.
- 3 Legal, purchase, marketing and financing costs.
- 4 Statutory changes.
- 5 Currency and exchange rate fluctuations.
- 6 Costs resulting from tariffs or other charges applied by foreign countries following the withdrawal of the UK from the European Union.
- 7 Project insurances.
- 8 Pre-opening or marketing costs.
- 9 Fees or costs associated with any potential rights of light agreement, party wall awards, oversailing agreements etc.
- 10 Cross Rail Tariff - if applicable, TBC by planning consultant.
- 11 Incoming services diversions - TBC by MEP consultant.
- 12 Enhancements for sustainability, renewable energy, government carbon contributions etc
- 13 Abnormal logistics constraints ie night time deliveries, flat packing plant, etc
- 14 Costs relating to archaeological discoveries on site.
- 15 Distributed Antennae System - survey only.
- 16 Gym equipment - not shown on plans
- 17 Professional fees and surveys (recommended allowance 12-15%)
- 18 Planning costs and fees including Community Infrastructure, S106 and S278 costs and charges

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**SCHEDULE OF AREAS AND ACCOMMODATION**

**AREA SCHEDULE - TBC by Architect**

Function	B3	B2	B1	Ground	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor	TOTAL
<b>Public Areas</b>												
Lobby / Reception				12								12
Cinema		12	310									322
Cinema Lobby / Bar			145									145
Pop-up Space				278								278
Restaurant / Bar				190								190
Roof Bar											259	259
Spa	134											134
Guest WCs			36									36
Circulation / Cores	87	89	136	35	22	22	22	22	22	22	64	543
<b>Back of House</b>												
Kitchen				37								37
Staff Changing		51										51
Staff / Offices				13								13
Stores		42	25		5	5	5	5	5	5	5	102
Loading Bay				20								20
Plant / Equipment	111	519	37	21							96	784
Circulation / Cores	38	41	30	71	37	37	37	37	37	37	38	440

*Cont'd*

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**SCHEDULE OF AREAS AND ACCOMMODATION**

**AREA SCHEDULE - TBC by Architect**

Function	B3	B2	B1	Ground	1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor	7th Floor		TOTAL
<b>Guest Rooms / Suites</b>													
Guest Rooms					426	426	426	426	438	438			2,580
Balcony					21	21	21	21	15	15			114
Corridors					86	86	86	86	82	82			508
<b>Miscellaneous</b>													
Voids / Risers	5	8	8	56	116	116	116	116	22	22	7		592
Wallis / Structure	11	26	61	55	75	75	75	75	57	57	22		589
<b>Total Area</b>	<b>386</b>	<b>788</b>	<b>788</b>	<b>788</b>	<b>788</b>	<b>788</b>	<b>788</b>	<b>788</b>	<b>678</b>	<b>678</b>	<b>491</b>		<b>7,749</b>

<b>Roof Terrace</b>												<b>187</b>	<b>187</b>
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Key Count					1st Floor	2nd Floor	3rd Floor	4th Floor	5th Floor	6th Floor			TOTAL
Standard Room, 24-26m2 or less					13	13	13	13	9	9			70
Standard Room, 27m2 or more					3	3	3	3	6	6			24
<b>Total Key Count</b>					<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>15</b>	<b>15</b>			<b>94</b>

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#### SCHEDULE OF DESIGN INFORMATION

The compilation of this document is on the basis of the following design information:-

##### Architectural - JESTICO + WHILES

Description	Date Issued	Rev	Drawing No.
Site Location Plan	15/12/17	P01	2818-JW-001
Existing Site Plan	15/12/17	P01	2818-JW-002
Existing Level B2	15/12/17	P01	2818-JW-011
Existing Level B1	15/12/17	P01	2818-JW-012
Existing Level 00	15/12/17	P01	2818-JW-013
Existing Level 01	15/12/17	P01	2818-JW-014
Existing Level 02	15/12/17	P01	2818-JW-015
Existing Level 03	15/12/17	P01	2818-JW-016
Existing Level 04	15/12/17	P01	2818-JW-017
Existing Level 05	15/12/17	P01	2818-JW-018
Existing Roof Plan	15/12/17	P01	2818-JW-019
Demolition Level B2	15/12/17	P01	2818-JW-051
Demolition Level B1	15/12/17	P01	2818-JW-052
Demolition Level 00	15/12/17	P01	2818-JW-053
Demolition Level 01	15/12/17	P01	2818-JW-054
Demolition Level 02	15/12/17	P01	2818-JW-055
Demolition Level 03	15/12/17	P01	2818-JW-056
Demolition Level 04	15/12/17	P01	2818-JW-057
Demolition Level 05	15/12/17	P01	2818-JW-058
Demolition Roof Plan	15/12/17	P01	2818-JW-059
Proposed Site Plan	15/12/17	P01	2818-JW-102
Proposed Level B3	15/12/17	P01	2818-JW-110
Proposed Level B2	15/12/17	P01	2818-JW-111
Proposed Level B1	15/12/17	P01	2818-JW-112
Proposed Level 00	15/12/17	P01	2818-JW-113
Proposed Level 01	15/12/17	P01	2818-JW-114
Proposed Level 02	15/12/17	P01	2818-JW-115
Proposed Level 03	15/12/17	P01	2818-JW-116
Proposed Level 04	15/12/17	P01	2818-JW-117
Proposed Level 05	15/12/17	P01	2818-JW-118
Proposed Level 06	15/12/17	P01	2818-JW-119
Proposed Level 07	15/12/17	P01	2818-JW-120
Proposed Lift Over-Run Plan	15/12/17	P01	2818-JW-121
Proposed Roof Plan	15/12/17	P01	2818-JW-122
Existing Street Section AA & BB	15/12/17	P01	2818-JW-040
Existing Section AA   Longitudinal Section	15/12/17	P01	2818-JW-041
Existing Section BB   Cross Section	15/12/17	P01	2818-JW-042
Demolition Section AA   Longitudinal Section	15/12/17	P01	2818-JW-091
Demolition Section BB   Cross Section	15/12/17	P01	2818-JW-092
Proposed Street Section CC & DD	15/12/17	P01	2818-JW-140
Proposed Section CC   Longitudinal Section	15/12/17	P01	2818-JW-141
Proposed Section DD   Cross Section	15/12/17	P01	2818-JW-142

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**SCHEDULE OF DESIGN INFORMATION**

Existing Street Elevations	15/12/17	P01	2818-JW-030
Existing South-East Elevation   Shaftesbury Avenue	15/12/17	P01	2818-JW-031
Existing North-West Elevation   New Compton Street	15/12/17	P01	2818-JW-032
Existing South-West Elevation   Stacey Street	15/12/17	P01	2818-JW-033
Existing North-East Elevation   St Giles Passage	15/12/17	P01	2818-JW-034
Demolition South-East Elevation   Shaftesbury Avenue	15/12/17	P01	2818-JW-081
Demolition North-West Elevation   New Compton Street	15/12/17	P01	2818-JW-082
Demolition South-West Elevation   Stacey Street	15/12/17	P01	2818-JW-083
Demolition North-East Elevation   St Giles Passage	15/12/17	P01	2818-JW-084
Proposed Street Elevations	15/12/17	P01	2818-JW-130
Proposed South-East Elevation   Shaftesbury Avenue	15/12/17	P01	2818-JW-131
Proposed North-West Elevation   New Compton Street	15/12/17	P01	2818-JW-132
Proposed South-West Elevation   Stacey Street	15/12/17	P01	2818-JW-133
Proposed North-East Elevation   St Giles Passage	15/12/17	P01	2818-JW-134
Proposed Detail Section & Elevation   Front Façade	15/12/17	P01	2818-JW-143
Proposed Detail Section & Elevation   Rear Façade	15/12/17	P01	2818-JW-144
Design and Access Statement	December 2017		

**Structural - PRICE & MYERS**

Description	Date Issued	Rev	Drawing No.
General Notes	18/12/17	P1	25916/01
Basement Level 3 General Arrangement	18/12/17	P1	25916/11
Basement Level 2 General Arrangement	18/12/17	P1	25916/12
Basement Level 1 General Arrangement	18/12/17	P1	25916/13
Ground Floor General Arrangement	18/12/17	P1	25916/14
First Floor General Arrangement	18/12/17	P1	25916/15
Second Floor General Arrangement	18/12/17	P1	25916/16
Third Floor General Arrangement	18/12/17	P1	25916/17
Fourth Floor General Arrangement	18/12/17	P1	25916/18
Fifth Floor General Arrangement	18/12/17	P1	25916/19
Sixth Floor General Arrangement	18/12/17	P1	25916/20
Seventh Floor General Arrangement	18/12/17	P1	25916/21
Eighth Floor General Arrangement	18/12/17	P1	25916/22
Long Sections Sheet 1	18/12/17	P1	25916/30
Long Sections Sheet 2	18/12/17	P1	25916/31
Long Sections Sheet 3	18/12/17	P1	25916/32

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**MEP Services - DSA ENGINEERING**

Description	Date Issued	Rev	Drawing No.
Electrical Schematics 1/2	06/09/17	/	E400
Electrical Schematics 2/2	06/09/17	/	E401
Main fire alarm and voice alarm Schematics 1/2	06/09/17	/	E402
Main fire alarm and voice alarm Schematics 2/2	06/09/17	/	E403
IT/Security Schematic 1/2	06/09/17	/	E404
IT/Security Schematic 2/2	06/09/17	/	E405
Mechanical Services B1	06/09/17	/	M097
Mechanical Services B0	06/09/17	/	M098
Mechanical Services B1	06/09/17	/	M099
Mechanical Services Ground	06/09/17	/	M100
Mechanical Services 1st to 7th Floors	06/09/17	/	M101
Mechanical Services 8th Floors	06/09/17	/	M108
Ventilation Schematic	06/09/17	/	M200
Chilled Water Schematic	06/09/17	/	M201
Heating Schematic	06/09/17	/	M202
Heat Pump Schematic	06/09/17	/	M210
Drainage Schematic 1/2	06/09/17	/	P200
Drainage Schematic 2/2	06/09/17	/	P201
Water Schematic	06/09/17	/	P210
Gas/Oil Schematic	06/09/17	/	P211
Sprinkler Schematic	06/09/17	/	P212

**Other - THE INDEPENDENT CINEMA OFFICE**

Description	Date Issued	Rev	Drawing No.
Summary of Capital Costs	18/12/17		

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**ELEMENTAL SUMMARY**

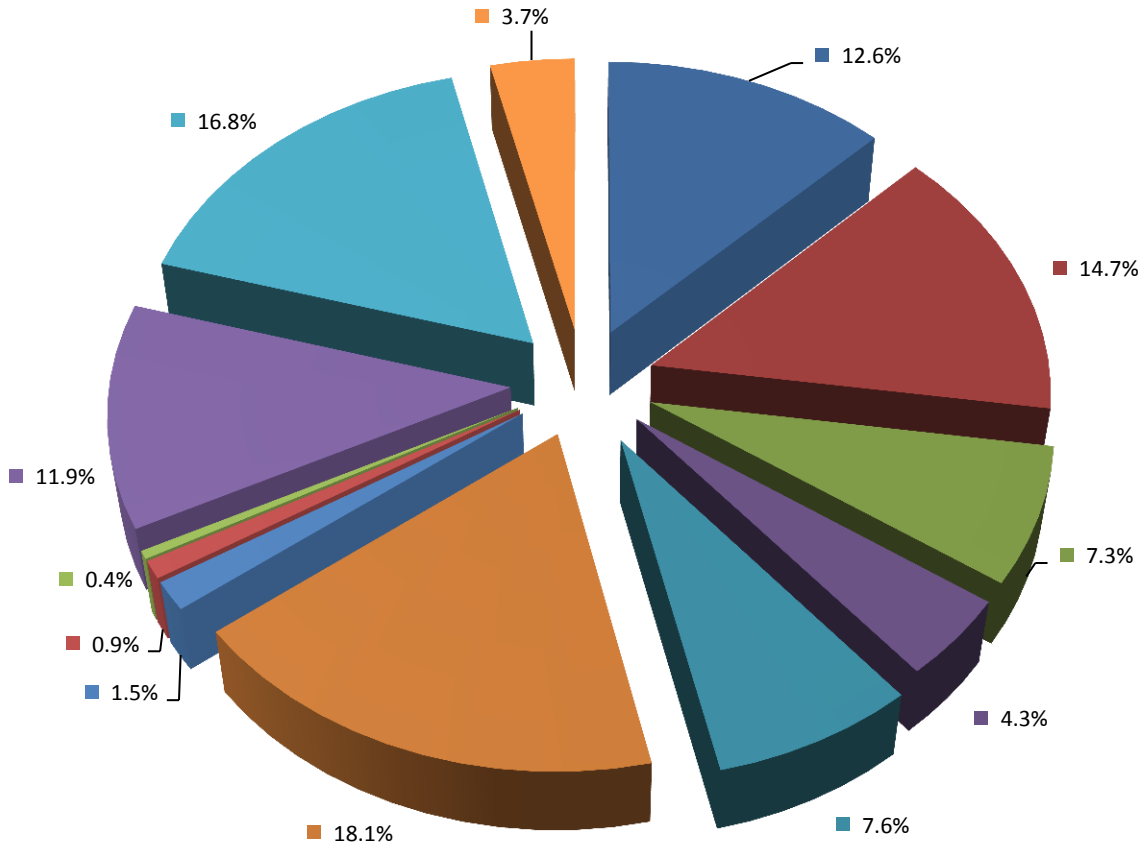
	Total (£)	£/m <sup>2</sup> (GIA)	£/ft <sup>2</sup> (GIA)
<b>ENABLING WORKS NETT TRADE</b>			
1 Demolition / Strip Out	4,326,000	558	52
2 Substructure	5,034,000	650	60
<b>Total Estimated Nett Trade Enabling Works</b>	<b>9,360,000</b>	<b>1,208</b>	<b>112</b>
<b>SHELL AND CORE NETT TRADE</b>			
3 Frame and Upper Floors	2,509,000	324	30
4 Roof	1,491,000	192	18
5 External Walls, Windows and Door	2,595,000	335	31
6 MEP Infrastructure - Shell & Core	6,210,000	801	74
7 Lift Installations	528,000	68	6
8 External Works	325,000	42	4
9 External Drainage	150,000	19	2
<b>Total Estimated Nett Trade Shell and Core</b>	<b>13,808,000</b>	<b>1,782</b>	<b>166</b>
<b>FIT OUT NETT TRADE - HOTEL</b>			
10 Public Areas	4,088,000	528	49
11 Guestrooms & Suites	5,767,000	744	69
12 Back of House	1,281,000	165	15
<b>Total Estimated Nett Trade Fit Out - HOTEL</b>	<b>11,136,000</b>	<b>1,437</b>	<b>134</b>

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**ELEMENTAL SUMMARY**



- Demolition / Strip Out
- Substructure
- Frame and Upper Floors
- Roof
- External Walls, Windows and Door
- MEP Infrastructure - Shell & Core
- Lift Installations
- External Works
- External Drainage
- Public Areas
- Guestrooms & Suites
- Back of House



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**DEMOLITION / STRIP OUT**

Item	Description	Quantity	Unit	Rate	Total
1.00	<u>STRIP OUT</u>				
1.01	Prov Sum for soft strip of existing building	1	PSUM	400,000	400,000
1.02	<u>DEMOLITION</u>				
1.03	Demolition of existing building	1	PSUM	1,200,000	1,200,000
1.04	Break out existing B2 slab	392	m2	500	196,000
1.05	<u>FAÇADE RETENTION</u>				
1.06	Façade retention system	2,040	m2	750	1,530,000
1.07	Prov Sum for temporary works including forming access through façade for demolition and excavation of new basement	1	PSUM	500,000	500,000
1.08	Remove / enlarge existing "ODEON" arch to Shaftesbury Avenue elevation	1	item	100,000	100,000
1.09	<u>GENERALLY</u>				
1.10	Prov Sum for asbestos removal	1	PSUM	200,000	200,000
1.11	Prov Sum for Vibration Monitoring	1	PSUM	200,000	200,000
				<b>Carried to Elemental Summary:</b>	<b>£ 4,326,000</b>

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 35006  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
**Base Date :** 4Q 17

**SUBSTRUCTURE**

Item	Description	Quantity	Unit	Rate	Total
2.00	<u>BASEMENT EXCAVATION</u>				
2.01	Excavate to reduced level	8,692	m3	25	217,300
2.02	Dispose material off site	8,692	m3	70	608,400
2.03	Levelling and compaction (B1 slab overall area)	788	m2	10	7,900
2.04	EO for removal of obstructions, say 5%	435	m3	50	21,800
2.05	EO for disposal of contaminated material, say 20%	1,738	m3	125	217,300
2.06	EO for forming lift pits	5	nr	5,000	25,000
2.07	Formation of temporary access ramps to facilitate access and plant movement				in Prelims
2.08	Prov Sum for dewatering	1	PSUM	50,000	50,000
2.09	<u>PILING FOUNDATIONS</u>				
2.10	Piling mat including removal	788	m2	100	78,800
2.11	Set up for piling rigs	1	item	15,000	15,000
2.12	Prov Sum for rig standing time	1	PSUM	7,500	7,500
2.13	Tension piling including excavation, disposal, cutting off tops etc... reinforced concrete piles	78	nr	4,000	312,000
2.14	Reinforced pile caps (assumed 600mm deep as EO slab)	65	m2	300	19,500
2.15	EO for formwork to the above	156	m2	60	9,400
2.16	<u>SECANT PILING</u>				
2.17	Secant wall piles 600mm dia including reinforced concrete capping beam	207	nr	7,500	1,552,500
2.18	Reinforced concrete guide walls	97	m	400	38,800

**ODEON SHAFTESBURY AVENUE  
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**SUBSTRUCTURE**

Item	Description	Quantity	Unit	Rate	Total
2.19	<u>BASEMENT CONSTRUCTION</u>				
2.20	B3 - 450mm reinforced concrete slab	386	m2	225	86,900
2.21	EO B3 slab for anti heave void former	386	m2	80	30,900
2.22	B3 - B2 - Reinforced concrete liner walls to face of piles - 225mm th	660	m2	250	165,000
2.23	B2 & B1 - 350mm reinforced concrete slab	1,576	m2	200	315,200
2.24	EO B1 slab for steps in slabs	138	m	100	13,800
2.25	B2-00 - Mass reinforced concrete basement retaining walls - assumed 1.00m th	948	m2	500	474,000
2.26	GF - 350mm reinforced concrete slab	788	m2	200	157,600
2.27	EO for forming voids in slabs				included
2.28	<u>WATERPROOFING (assumed required to B3-00)</u>				
2.29	Cavity drain horizontally on slabs	788	m2	80	63,000
2.30	Cavity drain vertically on walls	1,523	m2	80	121,800
2.31	Allowance for pumps etc				included
2.32	<u>COLUMNS &amp; BEAMS</u>				
2.33	C2 type columns - 350 x 350mm reinforced concrete columns				
	to B3	0	nr	950	0
	to B2	1	nr	650	700
	to B1	1	nr	750	800
	to Ground	1	nr	850	900
2.34	C3 type columns - 350 x 1000mm reinforced concrete columns				
	to B3	4	nr	2,500	10,000
	to B2	20	nr	1,500	30,000
	to B1	20	nr	2,000	40,000
	to Ground	14	nr	2,250	31,500

**ODEON SHAFTESBURY AVENUE  
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**SUBSTRUCTURE**

Item	Description	Quantity	Unit	Rate	Total
2.35	<u>INTERNAL WALLS</u>				
2.36	B3-00 - 250mm reinforced concrete core walls	622	m2	500	311,000
		<b>Carried to Elemental Summary:</b>			<b>£ 5,034,300</b>

**ODEON SHAFTESBURY AVENUE  
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**FRAME AND UPPER FLOORS**

Item	Description	Quantity	Unit	Rate	Total
3.00	<u>FRAME</u>				
3.01	Ground floor (slab included in substructure):				
3.02	Columns				included
3.03	250mm reinforced concrete core walls	239	m2	300	71,700
3.04	First to Seventh floors:				
3.05	225mm reinforced concrete slabs	4,999	m2	185	924,800
3.06	C4 type columns - 200 x 1000mm reinforced concrete columns, 1st to 7th floors	15	nr	1,300	19,500
3.07	C2 type columns - 350 x 350mm reinforced concrete columns, 1st to 7th floors	49	nr	650	31,900
3.08	C1 type columns - 200 x 1000mm reinforced concrete columns, 1st to 7th floors	44	nr	1,300	57,200
3.09	B1 type beams - 350 x 650mm deep reinforced concrete beams (assumed 100kg/m3 reinforcement)	302	m	150	45,300
3.10	250mm reinforced concrete core walls	1,019	m2	300	305,700
3.11	EO for additional strengthening to plant rooms	784	m2	500	392,000
3.12	Supply and install 457x191 UB98 to existing pier locations	26	t	5,500	143,000
3.13	EO for connections	6	t	5,500	33,000
3.14	<u>STAIRS</u>				
3.15	PCC stairs to new stair core inc handrail and balustrade	22	flts	15,000	330,000
3.16	Prov Sum for feature stair case B2 to ground	1	PSUM	150,000	150,000
3.17	Roof access step ladder	1	nr	5,000	5,000
		<b>Carried to Elemental Summary:</b>			<b>£ 2,509,100</b>

**ODEON SHAFTESBURY AVENUE  
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**ROOF**

Item	Description	Quantity	Unit	Rate	Total
4.00	<u>ROOF</u>				
4.01	Insulation and finishes to reinforced concrete roofs (reinforced concrete roof included in frame)	788	m2	250	197,000
4.02	Prov Sum for glazed roof void at 4th floor	116	m2	2,000	232,000
4.03	Paving to roof terrace	187	m2	300	56,100
4.04	Glazed balustrade to roof terrace	113	m	1,200	135,600
4.05	Prov Sum for fixed glazed canopy to part roof terrace / bar	1	item	350,000	350,000
4.06	Decorative main hotel entrance canopy	1	item	50,000	50,000
4.07	<u>GENERALLY</u>				
4.08	Prov Sum for latchway and safety systems	1	item	100,000	100,000
4.09	Prov Sum for forming roof plant enclosures / screens including acoustic louvres	1	item	350,000	350,000
4.10	Prov Sum for forming lift overruns	1	item	20,000	20,000
4.11	BMU/window cleaning equipment				excluded
				<b>Carried to Elemental Summary:</b>	<b>£ 1,490,700</b>

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

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**EXTERNAL WALLS, WINDOWS AND DOORS**

Item	Description	Quantity	Unit	Rate	Total
5.00	<u>EXTERNAL WALLS / WINDOWS - RETAINED</u>				
5.01	Prov Sum for making good/minor repairs to retained façades	2,040	m2	250	510,000
5.02	Works to existing windows:				
	Re-glaze existing retained windows	85	nr	1,500	127,500
	Existing roundels repaired / cleaned	10	nr	1,500	15,000
	Re-open bricked aperture and install new window	9	nr	2,500	22,500
	Form new opening and install new window	14	nr	3,500	49,000
5.03	<u>EXTERNAL WALLS / WINDOWS - NEW BUILD</u>				
5.04	Good quality curtain walling system, 5th+6th floor	1,066	m2	1,350	1,439,100
5.05	Clear glass to arch Shaftesbury Avenue elevation	69	m2	2,000	138,000
5.06	<u>EXTERNAL DOORS</u>				
5.07	Hotel main entrance doors, two pairs automatic sliding doors with side access	1	nr	60,000	60,000
5.08	External doors to back of house / plant areas:				
	Single door including frame and ironmongery	3	nr	1,800	5,400
	Double door including frame and ironmongery	1	nr	3,000	3,000
5.09	Shutters to bike storage	1	item	10,000	10,000
5.10	<u>GENERALLY</u>				
5.11	Prov Sum for miscellaneous acoustic enhancements to existing buildings	1	PSUM	200,000	200,000
5.12	Prov Sum for restoration and lighting to retained post boxes	1	PSUM	15,000	15,000
		<b>Carried to Elemental Summary:</b>			<b>£ 2,594,500</b>

**ODEON SHAFTESBURY AVENUE**  
**STAGE 2 COST PLAN Rev F (Planning Application)**

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**MEP INFRASTRUCTURE - Shell and Core**

Item	Description	Quantity	Unit	Rate	Total
6.00	<u>MEP INSTALLATIONS</u>				
6.01	<i>NOTE: MEP Infrastructure includes all central plant and distribution. Second fix services to rooms, public and back of house areas are included within respective sections</i>				
6.02	<u>ABOVE GROUND</u>				
6.03	<u>Disposal Installations</u>				
6.04	Rainwater mods only	5,787	m2	5	28,935
6.05	Soil Waste & Vent in Risers	5,787	m2	20	115,740
6.06	Condensate installation	5,787	m2	3	14,468
6.07	Extra -over for grey water collection and treatment	5,787	m2	10	57,870
6.08	<u>Water Installations</u>				
6.09	Cold water services; sectional storage tank, booster pump set, pipework risers, valves and insulation	5,787	m2	25	144,675
6.10	Hot water distribution system, including pipework, valves etc	5,787	m2	35	202,545
6.11	Extra -over for grey water distribution	5,787	m2	20	115,740
6.12	<u>Space Heating &amp; Air Treatment</u>				
6.13	LTHW distribution system, pipework, valves etc	5,787	m2	35	202,545
6.14	CHW distribution system, pipework, valves etc	5,787	m2	40	231,480
6.15	Heat pumps; Chw & LTHW buffer vessels and primary pumps	5,787	m2	60	347,220
6.16	AHU-01: (rooms) 3.37m3/s supply only	1	nr	25,000	25,000
6.17	Supply Ductwork Distribution in risers and to guestrooms	5,787	m2	12	69,444
6.18	Lobby FCU	7	nr	6,000	42,000



**ODEON SHAFTESBURY AVENUE  
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**MEP INFRASTRUCTURE - Shell and Core**

Item	Description	Quantity	Unit	Rate	Total
6.19	AHU-02: (BoH) 0.94m3/s supply & extract	1	nr	10,000	10,000
6.20	Ductwork Distribution to BOH areas	5,787	m2	6	34,722
6.21	<u>Ventilation</u>				
6.22	Fire fighting lobby vent, mechanically assisted Colt type system	11	stairs	10,000	110,000
6.23	Central Toilet Extract guestrooms Fans and dampers	1	nr	20,000	20,000
6.24	Ventilation ductwork serving Guestrooms	2,580	m2	10	25,800
6.25	Loading Bay extract system, incl fan and ducts	1	nr	10,000	10,000
6.26	Kitchen extract system: fan & fire-rated ductwork to roof	1	nr	35,000	35,000
6.27	<u>Electrical Installations</u>				
6.28	LV Distribution, incl boards, primary containment, bus bar and tap offs	5,787	m2	35	202,545
6.29	Standby Generation installation	200	kVA	350	70,000
6.30	Generator Flue to roof				
6.31	Small power to Landlord areas	9	levels	1,500	13,500
6.32	Power to mechanical services	5,787	m2	5	28,935
6.33	Power to Lifts	4	nr	3,500	14,000
6.34	Lighting Installation to BoH areas	1,447	m2	100	144,700
6.35	Emergency Lighting to BoH areas	1,447	m2	20	28,940
6.36	Roof Lighting	5,787	m2	1	5,787
6.37	Enhanced lighting to front of house	1	item	500,000	500,000
6.38	General Earth & Bonding	5,787	m2	2	11,574

**ODEON SHAFTESBURY AVENUE**  
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**MEP INFRASTRUCTURE - Shell and Core**

Item	Description	Quantity	Unit	Rate	Total
6.39	<u>Fuel Installations</u>				
6.40	Gas service to hot water generator and kitchen	5,787	m2	4	23,148
6.41	Oil distribution to generator and sprinkler jockey pumps	5,787	m2	4	23,148
6.42	<u>Protective Installations</u>				
6.43	Dry Riser Installation	11	stairs	2,500	27,500
6.44	Sprinkler Installation to BoH areas	1,447	m2	25	36,175
6.45	Sprinkler Installation distribution to apartments, incl riser pipework, tank and pumps	5,787	m2	20	115,740
6.46	Lightning and Surge Protection	5,787	m2	3	17,361
6.47	<u>Communications</u>				
6.48	Fire alarm system	5,787	m2	14	81,018
6.49	Extra over for voice alarm system	5,787	m2	10	57,870
6.50	Disabled Toilet Alarm	11	nr	1,500	16,500
6.51	Disabled Refuge Alarm	11	flrs	2,000	22,000
6.52	Telephone/Data/Satellite containment	5,787	m2	5	28,935
6.53	Telephone cabling to apartments	5,787	m2	5	28,935
6.54	Television/Data cabling (CAT 6)	94	rooms	750	70,500
6.55	Fibre Backbone	5,787	m2	25	144,675
6.56	Satellite Dishes	1	nr	15,000	15,000
6.57	Security System	5,787	m2	20	115,740
6.58	<u>Special Installations</u>				
6.59	Building Management System / Local controls	5,787	m2	30	173,610

**ODEON SHAFTESBURY AVENUE  
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**MEP INFRASTRUCTURE - Shell and Core**

Item	Description	Quantity	Unit	Rate	Total
6.60	<u>BASEMENTS</u>				
6.61	<u>Water Installations</u>				
6.62	Cat 5 tank and pumps	1	item	10,000	10,000
6.63	<u>Space Heating &amp; Air Treatment</u>				
6.64	Fan coil AC to basement Areas	4	item	6,000	24,000
6.65	<u>Ventilation</u>				
6.66	Plant room Ventilation	667	m2	75	50,025
6.67	Smoke Ventilation (Extract only)	1,962	m2	100	196,200
6.68	Extra Over for EN rating ductwork	1,962	m2	300	588,600
6.69	Extract ventilation to guest WCs	36	m2	100	3,600
6.70	<u>Electrical Installations (excludes Cinema, Spa)</u>				
6.71	Small power & Mechanical Power	1,361	m2	15	20,415
6.72	Lighting Installation incl controls	1,361	m2	50	68,050
6.73	Emergency Lighting	1,361	m2	5	6,805
6.74	<u>Protective Installations (excludes Cinema, Spa)</u>				
6.75	Sprinkler Installation	1,361	m2	30	40,830
6.76	<u>Communications</u>				
6.77	Fire alarm system	1,361	m2	12	16,332
6.78	PA/VA Installation	1,361	m2	8	10,888
6.79	CCTV	6	nr	4,000	24,000
6.80	Security access	1	item	50,000	50,000
6.81	<u>Special Installations</u>				
6.82	Basement controls	1,962	m2	20	39,240

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**MEP INFRASTRUCTURE - Shell and Core**

Item	Description	Quantity	Unit	Rate	Total
6.83	<u>SUBCONTRACTOR ADD-ONS</u>				
6.84	Prov Sum for testing and commissioning	2.0%	of	5,010,005	100,000
6.85	Prov Sum for BWIC with MEP infrastructure installations	3.0%	of	5,110,005	153,000
6.86	MEP SubContractor Prelims	18.0%	of	5,263,005	947,000
				<b>Carried to Elemental Summary:</b>	<b>£ 6,210,005</b>

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**LIFT INSTALLATIONS**

Item	Description	Quantity	Unit	Rate	Total
7.00	<u>PASSENGER LIFTS</u>				
7.01	Non-scenic passenger lifts, 11stops	2	nr	120,000	240,000
7.02	Non-scenic passenger lifts, 4stops	1	nr	70,000	70,000
7.03	EO for fire fighting	1	nr	20,000	20,000
7.04	<u>GOODS/SERVICE LIFTS</u>				
7.05	Non-scenic goods/service lifts, 11stops	1	nr	150,000	150,000
7.06	<u>BWIC</u>				
7.07	Prov Sum for BWIC with lift installations	10%	of	480,000	48,000
				<b>Carried to Elemental Summary:</b>	<b>£ 528,000</b>

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**EXTERNAL WORKS**

Item	Description	Quantity	Unit	Rate	Total
8.00	<u>LANDSCAPING</u>				
8.01	Prov Sum for miscellaneous soft landscaping to terraces / courtyard	1	PSUM	25,000	25,000
8.02	<u>EXTERNAL LIGHTING</u>				
8.03	Prov Sum for external lighting	1	PSUM	150,000	150,000
8.04	<u>TERRACE</u>				
8.05	Prov Sum for power and heating to terrace	1	PSUM	150,000	150,000
				<b>Carried to Elemental Summary:</b>	<b>£ 325,000</b>

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**EXTERNAL DRAINAGE**

Item	Description	Quantity	Unit	Rate	Total
9.00	<u>GENERALLY</u>				
9.01	Prov Sum for repairs to underground drainage	1	PSUM	50,000	50,000
9.02	Prov Sum for new installations	1	PSUM	100,000	100,000
				<b>Carried to Elemental Summary:</b>	<b>£ 150,000</b>

**ODEON SHAFTESBURY AVENUE  
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**PUBLIC AREAS FIT OUT**

Item	Description	Quantity	Unit	Rate	Total
10.00	<u>PUBLIC AREAS</u>				
10.01	<i>NOTE: Internal fit out to public areas; to include all floor, wall and ceiling finishes, built in joinery, fixtures and fittings and mechanical, electrical and public health services.</i>				
10.02	Lobby / Reception	12	m2	3,000	36,000
10.03	EO for reception desk	1	item	25,000	25,000
10.04	Cinema	322	m2	2,700	869,400
10.05	Cinema Lobby / Bar	145	m2	2,000	290,000
10.06	Pop-up Space				shell only
10.07	Restaurant / Bar	190	m2	3,500	665,000
10.08	Roof Bar	259	m2	3,500	906,500
10.09	Roof Terrace	188	m2	500	94,000
10.10	Spa	134	m2	4,000	536,000
10.11	Guest WCs	36	m2	2,500	90,000
10.12	Circulation / Cores	543	m2	950	515,850
10.13	Passenger lift cars	3	nr	20,000	60,000
				<b>Carried to Elemental Summary:</b>	<b>£ 4,087,750</b>



**ODEON SHAFTESBURY AVENUE  
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**GUEST ROOMS / SUITES FIT-OUT**

Item	Description	Quantity	Unit	Rate	Total
11.00	<u>GUEST ROOMS / SUITES</u>				
11.01	<i>NOTE: Internal fit out to guestrooms; to include bathrooms, all floor, wall and ceiling finishes, built in joinery and mechanical, electrical and public health services.</i>				
11.02	<i>Refer to Appendix A for the Cost Model</i>				
11.03	Typical Standard Room, average 26m2 or less	70	nr	50,300	3,521,000
11.04	Typical Larger Room, average greater than 27m2	24	nr	72,100	1,730,400
11.05	EO DDA rooms, say 5%	5	nr	1,500	7,500
11.06	<u>CORRIDORS</u>				
11.07	Guest room corridors	508	m2	1,000	508,000
				<b>Carried to Elemental Summary:</b>	<b>£ 5,766,900</b>

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**HOTEL BACK OF HOUSE FIT OUT**

Item	Description	Quantity	Unit	Rate	Total
12.00	<u>BACK OF HOUSE</u>				
12.01	<i>NOTE: Internal fit out to back of house areas; to include all floor, wall and ceiling finishes, built in joinery, fixtures and fittings and mechanical, electrical and public health services.</i>				
12.02	Kitchen	37	m2	2,500	92,500
12.03	Prov Sum for kitchen equipment	1	PSUM	600,000	600,000
12.04	Staff Changing	51	m2	1,500	76,500
12.05	Staff / Offices	13	m2	1,000	13,000
12.06	Stores	102	m2	450	45,900
12.07	Plant / Equipment	784	m2	250	196,000
12.08	Loading Bay	1	item	15,000	15,000
12.09	Circulation / Cores	440	m2	550	242,000
				<b>Carried to Elemental Summary:</b>	<b>£ 1,280,900</b>

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**APPENDIX A - GUEST ROOM COST MODEL**

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**APPENDIX A - STANDARD ROOM COST MODEL (26m2 or less)**

Description	Qty	Unit	Rate £	Total £
<b>TYPICAL ROOM TOTAL (rounded)</b>				<b>50,300</b>
<b>BEDROOM - ARCHITECTURAL WORKS</b>				<b>15,705</b>
<u>Doors</u>				
Entrance door inc frame, architrave and ironmongery	1	nr	1,450	1,450
Supply and install new door locking system to entrance door	1	nr	350	350
<u>Internal Partitioning</u>				
Stud work partition	29	m2	125	3,625
EO support for fixing artwork/mirrors	1	item	200	200
Fire stopping				in Shell & Core
<u>Windows</u>				
Paint to window frame				in Shell & Core
New window pelmet inc decoration				in Shell & Core
Supply and install secondary glazing				in Shell & Core
<u>Floor Finishes</u>				
Floor screed/latex				in Shell & Core
Stone threshold at main entrance	1	nr	90	90
Supply and install timber floor throughout	20	m2	100	2,000
Supply carpet to bed room				N/A
Lay only new carpet and underlay				N/A
<u>Wall Finishes</u>				
Skim coat plaster to all walls	57	m2	12	684
Wall coverings (PC sum £25/m2 supply rate)				N/A
Paint to walls	57	m2	8	456
EO special features to walls	1	item	500	500
<u>Ceiling Finishes</u>				
Plasterboard ceiling	20	m2	18	360
Skim coat plaster to all ceilings	20	m2	12	240
Paint to ceilings	20	m2	10	200
EO special feature to ceiling	1	item	600	600
Access panels	1	nr	250	250
EO for forming bulkheads/coffers	1	item	350	350
<u>Cornice</u>				
Timber cornice	20	m	25	500
Decoration to cornice	20	m	10	200
<u>Skirting</u>				
Timber skirting	20	m	15	300
Decoration to skirting	20	m	10	200
<u>Fixtures / Fittings</u>				
Prov Sum for fitted wardrobe	1	PSUM	2,000	2,000
Prov Sum for miscellaneous built-in joinery	1	PSUM	850	850
Prov Sum for assemble, fix, place loose FF&E	1	PSUM	300	300

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

Issue Date : 21-Dec-17  
Base Date : 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (26m2 or less)**

Description	Qty	Unit	Rate £	Total £
<b>BEDROOM - SERVICES INSTALLATIONS</b>				<b>11,670</b>
<i>Mechanical</i>				
VRF system (heating and cooling)	1	item	2,750	2,750
Ductwork and grilles	1	item	600	600
BMS - Room controller & interface to Ving Card system	1	item	375	375
Sprinkler installations	3	nr	250	750
<i>Electrical</i>				
Supply & installation of luminaires	1	item	1,750	1,750
Lighting switching	1	item	240	240
Lighting control panels & dimming				excluded
Lighting containment & cabling	10	pts	100	1,000
Ving card reader & wiring	1	item	250	250
LV supply and consumer unit	1	nr	500	500
Emergency lighting (including battery pack)	1	nr	130	130
Combined power & telephony/IT wall mounted plate	1	nr	300	300
Small power TSSO & wiring	6	nr	85	510
Small power SSSO & wiring	6	nr	65	390
Containment	20	m2	8	160
Power for fan coil unit	1	item	75	75
Earthing and bonding	1	item	50	50
Doorbell including containment and wiring				excluded
<i>Communications</i>				
Fire alarm installation	1	nr	250	250
Voice evacuation speaker	1	nr	250	250
TV aerial installation inc CAT5e cabling	1	nr	250	250
Telephone/data points inc CAT5e cabling	3	nr	250	750
VOIP telephone equipment				in FF&E
I-phone docking station				in FF&E
"Do Not Disturb" and "Please Clean" button/signs				excluded
<i>BWIC with Services</i>				
Prov Sum for BWIC with services installations	3.0%	of	11,330	340

**ODEON SHAFTESBURY AVENUE**  
**STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

Issue Date : 21-Dec-17  
Base Date : 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (26m2 or less)**

Description	Qty	Unit	Rate £	Total £
<b>BATHROOM - ARCHITECTURAL WORKS</b>				<b>12,618</b>
<u>Doors</u>				
Bathroom entrance doors inc ironmongery	1	nr	950	950
Framed glass door to shower	1	nr	850	850
<u>Internal Partitioning</u>				
Stud work partition	15	m2	125	1,875
EO for wet areas (Wedi board or similar)	15	m2	25	375
Fire stopping				in Shell & Core
<u>Floor Finishes</u>				
Floor screed/latex				in Shell & Core
Water proof membrane	4	m2	30	120
Ceramic/porcelain floor tiling inc skirting	4	m2	150	600
EO for ceramic shower tray	1	nr	600	600
<u>Wall Finishes</u>				
Skim coat plaster to all walls	30	m2	12	360
Ceramic/porcelain wall tiling	30	m2	150	4,500
EO feature to shower	1	item	250	250
<u>Ceiling Finishes</u>				
Moisture resistant plasterboard ceiling	4	m2	25	100
Skim coat plaster to all ceilings	4	m2	12	48
Paint to ceilings	4	m2	10	40
<u>Fixtures &amp; Fittings</u>				
Vanity unit (including marble top)	1	item	850	850
Fixed mirror inc lighting	1	item	175	175
EO for de-mister pads to mirror	1	item	125	125
Miscellaneous boxing out to WC, etc.	1	item	500	500
Prov Sum for misc bathroom accessories	1	item	300	300
<b>BATHROOM - SERVICES INSTALLATIONS</b>				<b>5,923</b>
<u>Mechanical</u>				
Extract ventilation to WC	1	item	350	350
Shower drainage				included
<u>Electrical</u>				
Supply & installation of luminaires	1	item	650	650
Lighting containment & cabling	4	pts	100	400
Small power to mirror socket, demister & shaver socket	1	item	300	300
Underfloor heating	1	item	1,000	1,000
EWIC mechanical services				excluded
Earthing and bonding	1	item	50	50
Mirror TV				excluded
<u>Public Health</u>				
SWVP connection to stack from shower	1	item	450	450
Drainage soil waste and vent pipework connection	3	nr	350	1,050
Hot and cold water services pipework connection	5	nr	300	1,500
<u>BWIC with Services</u>				
Prov Sum for BWIC with services installations	3%	of	5,750	173

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 35006  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
**Base Date :** 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (26m2 or less)**

Description	Qty	Unit	Rate £	Total £
<b>BATHROOM - SANITARY WARE</b>				<b>4,400</b>
<i>Sanitary Ware</i>				
Brass ware to sanitary fittings	1	item	1,000	1,000
Supply and install heated towel rail	1	item	650	650
Supply and install WC	1	nr	450	450
Supply and install WHB (inset bowl)	1	nr	600	600
Supply and install shower inc mixer valve	1	item	1,500	1,500
Supply and install bath				excluded
EO for fixed shower over bath				excluded
Sealant to junctions and sanitary ware	1	item	200	200

**ODEON SHAFTESBURY AVENUE**  
**STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

Issue Date : 21-Dec-17  
Base Date : 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (27m2 or more)**

Description	Qty	Unit	Rate £	Total £
<b>TYPICAL ROOM TOTAL (rounded)</b>				<b>72,100</b>
<b>BEDROOM - ARCHITECTURAL WORKS</b>				<b>21,195</b>
<u>Doors</u>				
Entrance door inc frame, architrave and ironmongery	1	nr	1,450	1,450
Supply and install new door locking system to entrance door	1	nr	350	350
<u>Internal Partitioning</u>				
Stud work partition	37	m2	125	4,625
EO support for fixing artwork/mirrors	1	item	300	300
Fire stopping				in Shell & Core
<u>Windows</u>				
Paint to window frame				in Shell & Core
New window pelmet inc decoration				in Shell & Core
Supply and install secondary glazing				in Shell & Core
<u>Floor Finishes</u>				
Floor screed/latex				in Shell & Core
Stone threshold at main entrance	1	nr	90	90
Supply and install timber floor throughout	27	m2	100	2,700
Supply carpet to bed room				N/A
Lay only new carpet and underlay				N/A
<u>Wall Finishes</u>				
Skim coat plaster to all walls	74	m2	12	888
Wall coverings (PC sum £25/m2 supply rate)				N/A
Paint to walls	74	m2	8	592
EO special features to walls	1	item	1,000	1,000
<u>Ceiling Finishes</u>				
Plasterboard ceiling	27	m2	18	486
Skim coat plaster to all ceilings	27	m2	12	324
Paint to ceilings	27	m2	10	270
EO special feature to ceiling	1	item	800	800
Access panels	2	nr	250	500
EO for forming bulkheads/coffers	1	item	700	700
<u>Cornice</u>				
Timber cornice	22	m	25	550
Decoration to cornice	22	m	10	220
<u>Skirting</u>				
Timber skirting	22	m	15	330
Decoration to skirting	22	m	10	220
<u>Fixtures / Fittings</u>				
Prov Sum for fitted wardrobe	1	PSUM	3,000	3,000
Prov Sum for miscellaneous built-in joinery	1	PSUM	1,250	1,250
Prov Sum for assemble, fix, place loose FF&E	1	PSUM	550	550



**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

Issue Date : 21-Dec-17  
Base Date : 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (27m2 or more)**

Description	Qty	Unit	Rate £	Total £
<b>BEDROOM - SERVICES INSTALLATIONS</b>				<b>20,658</b>
<i><u>Mechanical</u></i>				
VRF system (heating and cooling)	1	item	4,750	4,750
Ductwork and grilles	1	item	1,250	1,250
BMS - Room controller & interface to Ving Card system	1	item	750	750
Sprinkler installations	4	nr	250	1,000
<i><u>Electrical</u></i>				
Supply & installation of luminaires	1	item	3,500	3,500
Lighting switching	1	item	480	480
Lighting control panels & dimming				excluded
Lighting containment & cabling	10	pts	200	2,000
Ving card reader & wiring	1	item	250	250
LV supply and consumer unit	1	nr	500	500
Emergency lighting (including battery pack)	2	nr	130	260
Combined power & telephony/IT wall mounted plate	2	nr	300	600
Small power TSSO & wiring	10	nr	85	850
Small power SSSO & wiring	10	nr	65	650
Containment	27	m2	8	216
Power for fan coil unit	1	item	150	150
Earthing and bonding	1	item	100	100
Doorbell including containment and wiring				excluded
<i><u>Communications</u></i>				
Fire alarm installation	2	nr	250	500
Voice evacuation speaker	1	nr	250	250
TV aerial installation inc CAT5e cabling	2	nr	250	500
Telephone/data points inc CAT5e cabling	6	nr	250	1,500
VOIP telephone equipment				in FF&E
I-phone docking station				in FF&E
"Do Not Disturb" and "Please Clean" button/signs				excluded
<i><u>BWIC with Services</u></i>				
Prov Sum for BWIC with services installations	3.0%	of	20,056	602

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

Job No. : 35006  
Client : Capital Start Ltd

Issue Date : 21-Dec-17  
Base Date : 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (27m2 or more)**

Description	Qty	Unit	Rate £	Total £
<b>BATHROOM - ARCHITECTURAL WORKS</b>				<b>16,619</b>
<u>Doors</u>				
Bathroom entrance doors inc ironmongery	2	nr	950	1,900
Framed glass door to shower	1	nr	850	850
<u>Internal Partitioning</u>				
Stud work partition	18	m2	125	2,250
EO for wet areas (Wedi board or similar)	18	m2	25	450
Fire stopping				in Shell & Core
<u>Floor Finishes</u>				
Floor screed/latex				in Shell & Core
Water proof membrane	6	m2	30	180
Ceramic/porcelain floor tiling inc skirting	6	m2	150	900
EO for ceramic shower tray	1	nr	600	600
<u>Wall Finishes</u>				
Skim coat plaster to all walls	36	m2	12	432
Ceramic/porcelain wall tiling	36	m2	150	5,400
EO feature to shower	1	item	500	500
<u>Ceiling Finishes</u>				
Moisture resistant plasterboard ceiling	6	m2	25	150
Skim coat plaster to all ceilings	6	m2	12	72
Paint to ceilings	6	m2	10	60
<u>Fixtures &amp; Fittings</u>				
Vanity unit (including marble top)	1	item	1,250	1,250
Fixed mirror inc lighting	1	item	250	250
EO for de-mister pads to mirror	1	item	125	125
Miscellaneous boxing out to WC, etc.	1	item	750	750
Prov Sum for misc bathroom accessories	1	item	500	500
<b>BATHROOM - SERVICES INSTALLATIONS</b>				<b>7,751</b>
<u>Mechanical</u>				
Extract ventilation to WC	1	item	600	600
Shower drainage				included
<u>Electrical</u>				
Supply & installation of luminaires	1	item	1,000	1,000
Lighting containment & cabling	6	pts	100	600
Small power to mirror socket, demister & shaver socket	1	item	300	300
Underfloor heating	1	item	1,000	1,000
EWIC mechanical services				excluded
Earthing and bonding	1	item	75	75
Mirror TV				excluded
<u>Public Health</u>				
SWVP connection to stack from shower	1	item	450	450
Drainage soil waste and vent pipework connection	4	nr	350	1,400
Hot and cold water services pipework connection	7	nr	300	2,100
<u>BWIC with Services</u>				
Prov Sum for BWIC with services installations	3%	of	7,525	226

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 35006  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
**Base Date :** 4Q 17

**APPENDIX A - STANDARD ROOM COST MODEL (27m2 or more)**

Description	Qty	Unit	Rate £	Total £
<b>BATHROOM - SANITARY WARE</b>				<b>5,850</b>
<i>Sanitary Ware</i>				
Brass ware to sanitary fittings	1	item	1,400	1,400
Supply and install heated towel rail	1	item	650	650
Supply and install WC	2	nr	450	900
Supply and install WHB (inset bowl)	2	nr	600	1,200
Supply and install shower inc mixer valve	1	item	1,500	1,500
Supply and install bath				excluded
EO for fixed shower over bath				excluded
Sealant to junctions and sanitary ware	1	item	200	200

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 35006  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
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**APPENDIX B - VALUE ENGINEERING OPPORTUNITIES**

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**TO FOLLOW**

**ODEON SHAFTESBURY AVENUE  
STAGE 2 COST PLAN Rev F (Planning Application)**

**Job No. :** 35006  
**Client :** Capital Start Ltd

**Issue Date :** 21-Dec-17  
**Base Date :** 4Q 17

**APPENDIX C - STANDARD TERMS AND CONDITIONS**

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**GARDINER & THEOBALD LLP****STANDARD TERMS AND CONDITIONS**

This document sets out the standard terms and conditions of Gardiner & Theobald LLP (hereinafter referred to as G&T) which is a limited liability partnership.

Registered Address 10 South Crescent, London, WC1E 7BD and VAT Number 832776212.

Any reference to "partner(s)" in this or any other document means member(s) of G&T.

**1.0 The Offer**

1.1 All offers and fee bids, etc, by G&T and all contracts concluded with a Client shall be subject to and shall incorporate these terms and conditions. No amendment or variation to these terms and conditions shall be binding on G&T unless in writing and signed by a partner of G&T and a duly authorised officer of the Client. These terms and conditions supersede all other oral and/or written communications, representations, agreements or undertakings and any such communications, representations, agreements and undertakings that are not expressly contained in these terms and conditions shall not be deemed incorporated herein. The Client and G&T agree that their respective rights, obligations and liabilities contained in these terms and conditions shall be exhaustive of all of the rights, obligations and liabilities of each of them to the other arising out of, under or in connection with these terms and conditions and/or the Services, whether such rights, obligations and liabilities arise in contract and/or tort (including, without limitation, negligence).

1.2 For the purposes of these terms and conditions, the services to be provided by G&T ("the Services") and the fees to be paid by the Client shall be as set out in the offer letter, fee bid or such other document supplied to the Client in connection with these terms and conditions. Fees and charges are in all cases quoted exclusive of Value Added Tax.

**2.0 The Services**

2.1 All liability that shall attach to G&T arising out of, under or in connection with these terms and conditions and/or the Services is limited to a total of £1,000,000 provided that nothing in these terms and conditions shall operate to exclude or limit the liability of G&T in respect of death or personal injury caused by the negligence of G&T.

2.2 No liability shall attach to G&T either in contract or in tort for loss, injury, damage sustained as a result of the act, omission or insolvency of any person other than G&T and G&T shall not be liable to the Client in respect of any claim made against the Client for any such loss, injury or damage.

2.3 G&T's liability shall be further limited to that proportion of any loss and/or damage suffered by the Client as it would be just and equitable for G&T to pay, having regard to the extent of G&T's responsibility for the same, on the assumption that; (i) all other persons responsible for the same loss and/or damage ("Other Parties") shall be deemed to have paid to the Client such proportion which it would be just and equitable for them to pay having regard to the extent of their responsibility for such loss and/or damage; and (ii) there are no exclusions of or limitations of liability, nor joint insurance or co-insurance provisions between the Client and the Other Parties; and (iii) any Other Party who is responsible to any extent for the loss and/or damage is liable to the Client for such loss and/or damage; and (iv) the Other Parties have entered into an agreement with the Client containing terms no less onerous than these terms and conditions.

2.4 The Client hereby acknowledges and agrees with G&T that G&T relies upon and intends to rely upon the information, designs, specifications, plans, design drawings and instructions provided to it by the Client and the other consultants ("the Advice"). G&T shall not be responsible for verifying the accuracy or completeness of such Advice, and shall not be deemed under any circumstances to have assumed responsibility for or to have warranted the accuracy or completeness of the same.

2.5 G&T shall have no liability or responsibility for the design of the project, the fitness for the purpose thereof, the specification or choice of materials used in the construction thereof, or the inspection, acceptance and approvals given or made in relation thereto.

2.6 G&T shall have no liability or responsibility for checking that building or professional indemnity insurances are in place or for providing any insurance advice.

2.7 G&T shall have no liability to the Client in respect of any claim for loss, damages or costs unless the Client shall have served written notice of the same upon G&T within 2 years of the date the Client first became aware of the circumstances giving rise to such claim or (if sooner) the date when the Client ought reasonably to have become so aware.

2.8 No action or proceedings for any breach of these terms and conditions shall be commenced against G&T after the expiry of 6 years from the date of completion of the Services or the termination of G&T's appointment, whichever is earlier.

2.9 G&T confirms that they follow and comply with the firm's own Anti-Bribery Policy.

**3.0 No Claim Against Individual Partners/Employees**

The Client accepts that G&T is a limited liability entity and agrees not to bring any claim personally against any individual partners or employees of G&T in respect of losses suffered directly or indirectly in connection with G&T's appointment by the Client. This provision will not limit or exclude the liability of G&T for the acts or omissions of its partners or employees.

**4.0 Insurance**

4.1 G&T shall have and keep such insurance in an amount not less than the limit of liability stated in clause 2.1 above so long as, and to the extent that, it is reasonably commercially available.

4.2 G&T shall on written request by the Client produce evidence by way of a broker's letter that the professional indemnity insurance referred to in clause 4.1 has been effected and remains in effect.

**5.0 Fee & Payment of Invoices**

The due date for payment of an invoice shall be the date of issue of such invoice (the "Due Date") and the final date for payment of an invoice shall be 21 days after the Due Date (the "Final Date"). Amounts that remain unpaid after the Final Date shall bear interest at 8% per annum above the Bank of England Base Rate. G&T reserve the right to suspend the performance of the Services should payment not be received by the Final Date.

**6.0 Third Party Rights**

Neither the Client nor G&T confers or purports to confer on any third party any benefit or any right to enforce any of these terms and conditions under the Contracts (Rights of Third Parties) Act 1999.

**7.0 Governing Law**

These terms and conditions and G&T's appointment with the Client are governed by English Law.

Gardiner & Theobald LLP is regulated by the RICS and one of the regulations is the requirement for a complaints handling process (CHP), a copy of which is available on request. The foregoing terms and conditions are the basis upon which Gardiner & Theobald LLP is providing Services until such time as a more detailed formal Appointment has been signed.

Form No: GTF3021 Issue No: 8 Date: 06/16