

**[ONAIR2013]**

# THESET CREATIVESPACE BRISTOL

[ONAIR2013]

CONTEXT  
CLIENTS  
BUILDING  
DESIGN  
INDEX



WATERSHED

piano house



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NICHOLAS  
HOUSE  
BRISTOL

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# THE SET CREATIVESPACE BRISTOL

[ONAIR2013]

CONTEXT  
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THE  
LOOP



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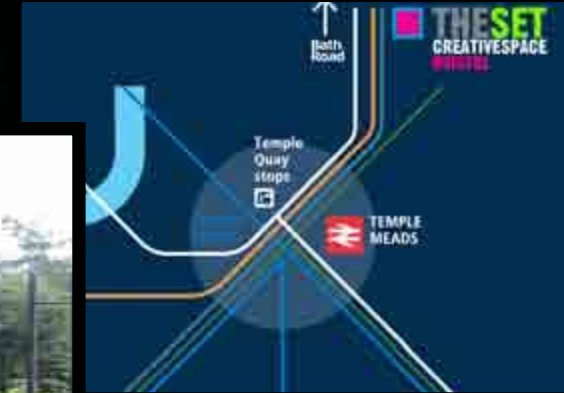
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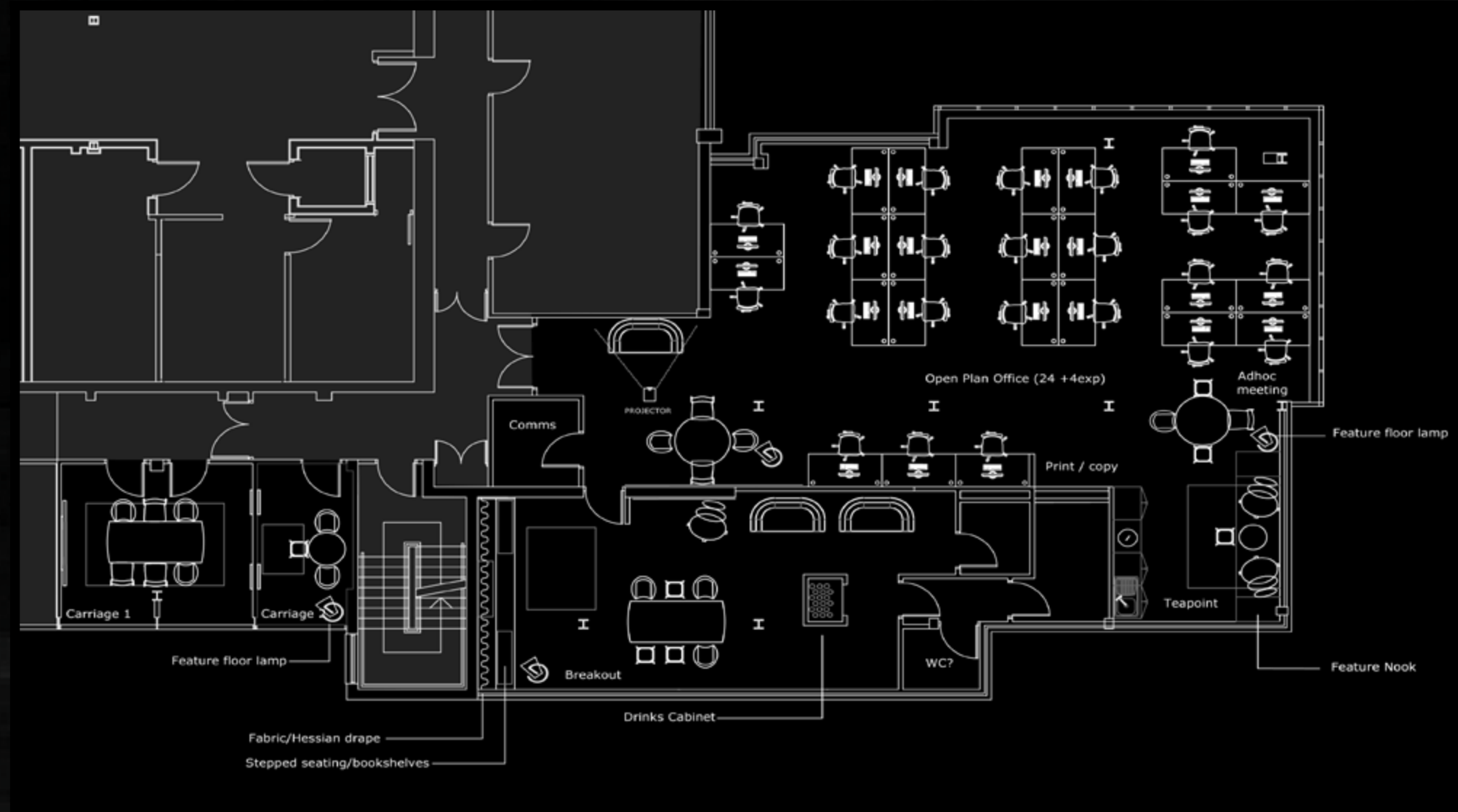
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1 COSTS & FEES

3 FURNITURE

2 BRAND

4 LIGHTING



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# THESET

## CREATIVESPACE

### BRISTOL

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## FEES & COSTS

### FIT-OUT

STRIP OUT AND ENABLING WORKS	£3,667.35	
ARCHITECTURAL WORKS AND FINISHES	£13,020.00	
MECHANICAL AND ELECTRICAL	£36,644.70	
FURNITURE	£17,009.70	
APPROVALS	£800.00	
PRELIMINARIES	£5,325.00	
<b>TOTAL</b>	<b>£76,466.75</b>	
	<b>64,000.00</b>	(value engineered)

### DESIGN FEES

DRAWINGS/BRAND TOOLKIT (DESIGN PACKAGE)	£4,500.00	(OMITTED IF UTOPIA PART OF FIT-OUT)
INTERACTIVE PDF	£1,500.00	
WEBSITE	£1,000.00	
SMART PHONE AND TABLET APP	£750.00	
PRINT RUN X 1000 (SOFT BACK BROCHURE)	£650.00	
HARD BACK BOOK (EACH)	£20.00	
POP UP BANNERS	£150.00	



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FONT : GothicNo13 BT



PANTONE 375 C



PANTONE 2995 C



PANTONE 239 C



PANTONE 429 C



X = SAFE DISTANCE

FONT TITLE

12pt GothicNo13 BT

BODY TEXT MAIN - Arial 10pt

SUB TEXT - Arial 9pt



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WEBSITE



SMART PHONE  
AND TABLET APP



INTERACTIVE PDF

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[WWW.THEBRISTOLSET.COM](http://WWW.THEBRISTOLSET.COM)

[WWW.BRISTOLCREATIVESET.COM](http://WWW.BRISTOLCREATIVESET.COM)



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POP UP BANNERS



POLOROIDS



HARD BACK BROCHURE



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THE SET  
CREATIVESPACE  
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BATH ROAD STUDIOS  
BRISTOL

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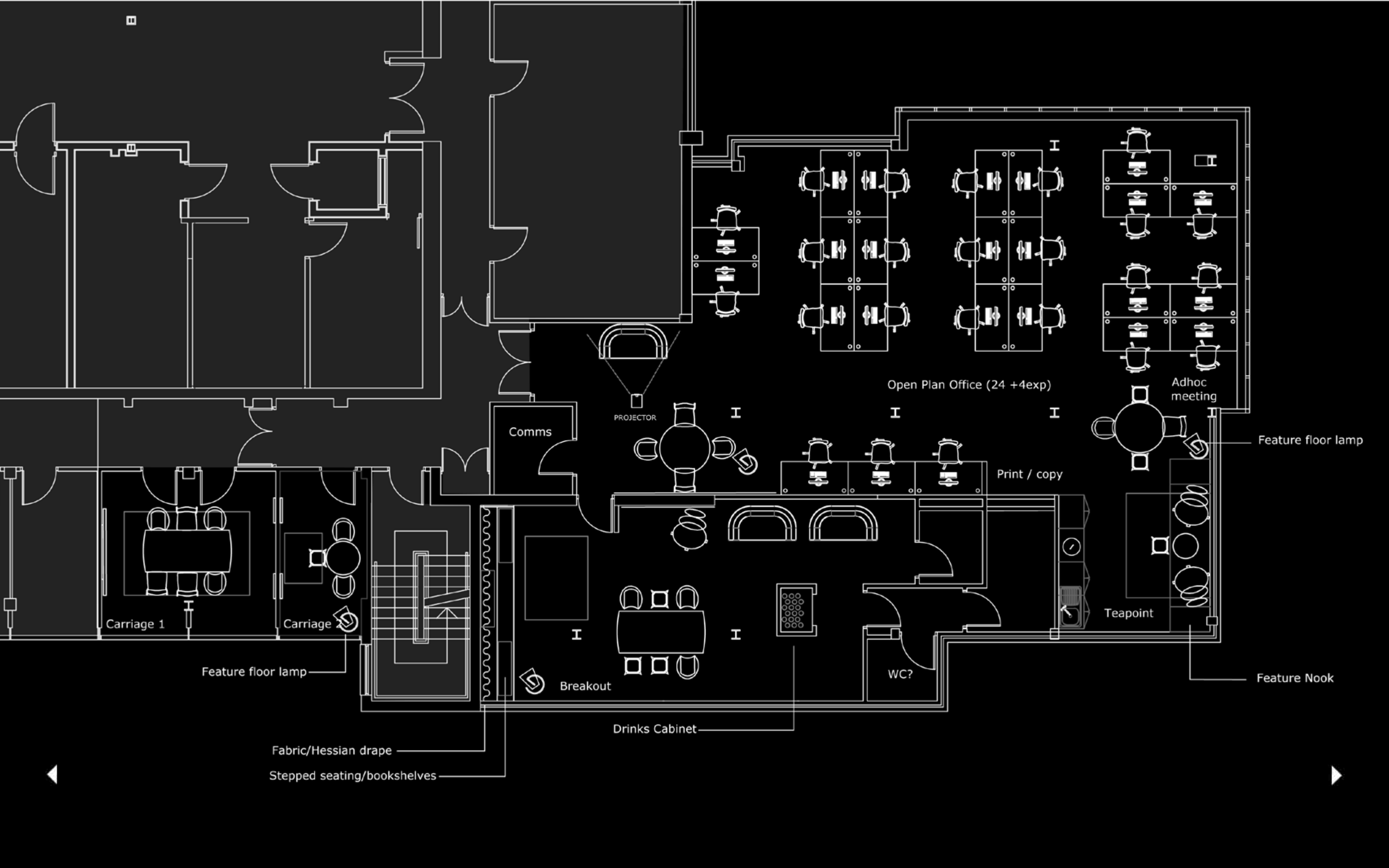
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□

PROJECTOR

Comms

Open Plan Office (24 + 4exp)

Adhoc meeting

Feature floor lamp

Print / copy

Carriage 1

Carriage

Feature floor lamp

Breakout

WC?

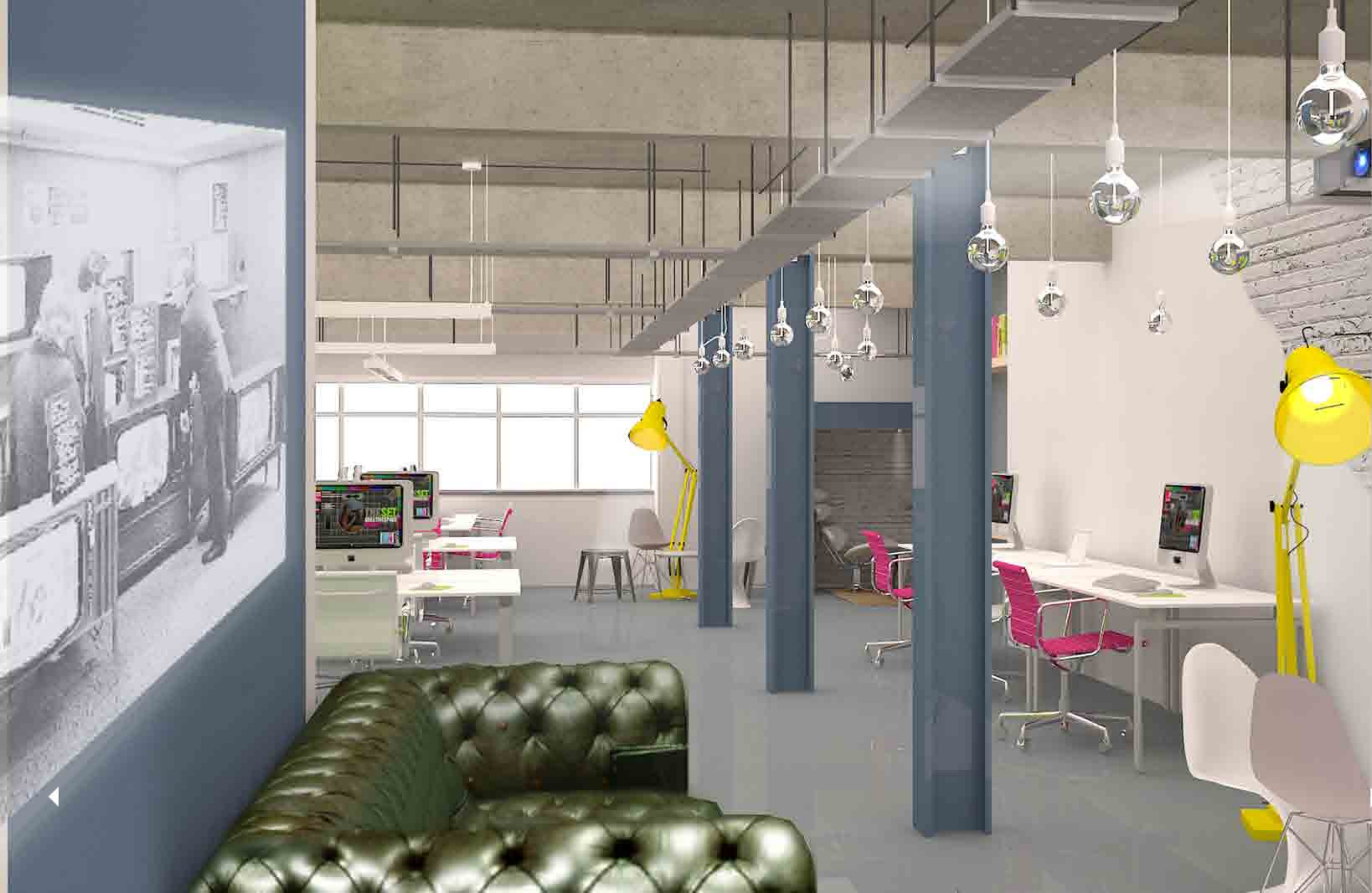
Drinks Cabinet

Teapoint

Feature Nook

Fabric/Hessian drape

Stepped seating/bookshelves



















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## EAMES LOUNGER CHAIR



The eames lounge chairs is an iconic design featured by many architects and designers.



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## CORONA CHAIR



Combining aesthetic appeal with comfort. The floating elliptical elements of the chair are reminiscent of time lapse photographs of solar eclipses.



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## PANTONCHAIR



This modern stylish chair is to contrast with the exposed stripped back building.



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**CHESTERFIELD 2 SEATER**



**The Chesterfield sofa is a classic item of vintage English leather furniture .This iconic seat is a design statement in any environment. It is a modern take on a design classic to contrast with the exposed building.**



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E27 PENDANT - MUUTO



Simplicity of a naked bulb providing a contemporary feel and look in the space, adding to that industrial appearance.



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BO SUSPENDED INDIRECT FLUROESCENT



Elegant suspended fitting, with a sleek design for the modern business environment.



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## GIANT ANGLEPOISE LAMP



This lamp has now become an iconic product within the design industry providing to be a talking point of many interiors.



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## CONE FLOOR LAMP - LA CORBEILLE



This free standing floor lamp will be used in the snug to create a theatrical lighting feature.

This oversized statement light is a contemporary piece.



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# THESET

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## FIRSTLIGHT WHITE LED RECESSED CABINET LIGHTING



These exposed light bulbs are a favourite with architects. They bring the industrial feel into the stripped back building.



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## UBIQUA LAMP



This everyday object has been refined for new uses.

This contemporary light will be used in the snug to bring an industrial feel to the space and to contrast with the more modern furniture.



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## SURFACE MOUNTED SPOT



These chrome spotlights shall be used to accent the main features within the nook, entrance and the cutting room.



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## Contract Sum Analysis

**Client:** Cube Real Estate  
**Project:** 12-007 Cube Real Estate, Bath Road Studios, Bristol  
**Date:** 12 December 2022  
**DWG Ref:** 12-007/P0001(1)

REF	DESCRIPTION	QTY	UNIT	RATE	COST
<b>A</b>	<b>STRIP OUT AND BRANBLING WORK</b>				
1	Strip out existing suspended ceiling to expose concrete slab	295	m <sup>2</sup>	5.75	1,703.75
2	Remove ceiling to columns within Open Plan Office area to expose steel column (retreatment paint if required)	1	Down	590.25	590.25
3	Strip out and make good existing steel partition within lease Store Room.	1	Down	381.88	381.88
4	Strip out sliding partition and head track to large Meeting Room	1	Down	171.35	171.35
5	Unfit and remove of existing carpet/rinf floor finishes	1	Down	920.88	920.88
6	Strip out redundant services to kitchen (Engine Room) and make good where required	1	Down	400.88	400.88
	<b>Strip Out and Brabling Works Total</b>				<b>3,669.25</b>
<b>B</b>	<b>ARCHITECTURAL WORKS AND FINISHES</b>				
<b>1</b>	<b>Ceilings</b>				
1	Ind above			-	n/a
<b>2</b>	<b>Partitions</b>				
1	Supply and install full height solid partitioning to form wall rib near bus point. Tape and joint plasterboard finish.	1	ln	179.48	179.48
<b>3</b>	<b>Flooring</b>				
1	All areas except Engine Room Lamin floor where required and apply epoxy floor paint	175	m <sup>2</sup>	15.64	2,737.00
2	Engine Room: Densure floor tiles and pressure wash to restore existing tiled finish. Rescoat where required	45	m <sup>2</sup>	6.05	269.25
3	Feature Bags, Vetrose stylings.	3	Feature	115.88	345.88
<b>4</b>	<b>Downs</b>				
1	Existing downs to be retained, made good where required and decorated.	9	no	115.00	1,035.00
<b>5</b>	<b>Decorations</b>				
1	Paint all existing walls 2 coats latex emulsion	295	m <sup>2</sup>	5.75	1,698.75
2	Paint all existing heavy decorative architraves, radiator covers etc with 2 coats latex walls	1	Down	575.88	575.88
3	Paint feature board wall colour to feature walls	48	m <sup>2</sup>	5.75	276.00
4	Supply and install distal wall cracks with torn effect to feature areas	28	ln	24.75	693.00
5	Paint blackboard chalk paint to create writable walls	18	m <sup>2</sup>	10.93	196.74
6	Make good existing wall tiles to 'Engine Room' and paint	35	m <sup>2</sup>	10.93	382.55
7	Supply and install plywood board with decorative paint to rear of lift case in 'Engine Room'	1	Down	230.88	230.88
8	Clear IdeaPaint applied to plywood board to create writable wall panels to Open Plan Office Area and small meeting room	6	no	86.25	517.50

REF	DESCRIPTION	QTY	UNIT	RATE	COST
6	<b>Manufacture &amp; Storage</b>				
1	Supply and install curbside door storage units (approx 300 x 150mm)	4	Units	57.50	230.00
7	<b>Executive Fitouts/Finishes</b>				
1	Desktop clipped seating/bookshelf unit to 'Engine Room' manufactured from reinforced timber	1	Panel	1,200.00	1,200.00
2	Supply and install fabric drapes to rear wall of Engine Room	1	Room	267.50	267.50
3	Supply and install white mix of picture frames and artwork to 'Engine Room'	3	no.	66.25	200.75
4	Supply and install flooring bookshelves to storage in Open Plan Office	3	no.	66.25	200.75
5	Supply and install new worktop, sink, splashback and plinths to bar point	1	Room	771.00	771.00
6	Modifications to existing dishwasher fit to create feature cabinet	1	Panel	500.00	500.00
7	Re-use existing structure to Breakout area to form 'Feature Room'. Exterior faces to be clad with feature digital graphic wallpaper.	1	Room	400.00	400.00
8	Supply and install new blinds to 2 no. meeting rooms	1	Room	434.00	434.00
9	Supply and install new sealed MDF cils 2 no. meeting rooms	1	Room	97.75	97.75
<b>Architectural Works and Finishes Total</b>					<b>13,020.00</b>

REF	DESCRIPTION	QTY	UNIT	RATE	COST
<b>C</b>	<b>MECHANICAL AND ELECTRICAL SERVICES</b>				
<b>1</b>	<b>Electrical</b>				
1	Enslave and disconnect existing lighting circuit and fit new throughout	1	Rate	910.00	910.00
2	Install new galvanneal cable trays/containment to suit proposed electrical services	1	Rate	5,229.00	5,229.00
3	Alterations to electrical services to accommodate changes to power	1	Rate	2,700.32	2,700.32
4	Install new suspended direct/indirect light fittings above desk area in Open Plan office and general Store Area	1	Rate	5,021.00	5,021.00
5	Install feature products to Open Plan Area, Breakout and Small Meeting Room	1	Rate		
6	Install new surface mounted adjustable spotlights to entrance area	1	Rate		
7	Install feature suspended exposed fluorescent light tubes	1	Rate		
8	Install surface mounted adjustable spotlights to Tea Point Area	1	Rate		
9	Install concealed lighting within goods lift / feature cabinet	1	Rate		
10	Install feature lighting to Entrance Room Over lift	1	Rate		
11	Supply feature floor standing lamps (spec to)	4	Price	267.50	1,100.00
12	Emergency lighting	1	Rate	345.00	345.00
13	Small Power for AC supplies	1	Rate	690.00	690.00
14	Testing and commissioning	1	Rate	243.00	243.00
<b>2</b>	<b>Mechanical</b>				
1	Existing perimeter radiator heating to be retained	1	Rate	-	n/a
2	Supply and install of new ceiling mounted air conditioning units to Open Plan Office Area	1	Rate	7,539.00	7,539.00
3	Supply and install of new ceiling mounted air conditioning units to 'Engine Room'	1	Rate	5,747.36	5,747.36
4	Supply and install of new wall mounted air conditioning units to Downers room	1	Rate	1,725.00	1,725.00
5	Retain and clean out existing industrial extractor unit and ductwork to 'Engine Room'	1	Rate	2,005.00	2,005.00
6	Remove wall mounted fan units to 'Engine Room'	1	Rate	400.00	400.00
<b>3</b>	<b>Plumbing</b>				
1	Alterations to Tea Point area	1	Rate	402.00	402.00
	<i>OPTIONAL: Install new WC and basin to relocate previous WC Room. (not used)</i>			-	n/a
<b>4</b>	<b>Data Services</b>				
1	Allow to provide 2 no. data outlets and cabling to desks etc	1	Rate	1,209.79	1,209.79
<b>5</b>	<b>Audio Visual</b>				
1	Install ceiling mounted projector to Open Plan office	1	Rate	n/d	-
2	Install TV/PC to 2 no. meeting rooms	2	no	n/d	-
<b>6</b>	<b>Fire &amp; Security Services</b>				
1	Reposition existing detectors to be mounted on exposed concrete ceiling	1	Rate	505.00	505.00
2	Provisional sum for door access system to main entrance door and 2 no. meeting room doors	3	no	126.00	378.00
<b>Mechanical and Electrical Services Total</b>					<b>25,644.79</b>

REF ID	DESCRIPTION FURNITURE	QTY	UNIT	RATE	COST
	<b>Branch Deskings</b>				
1	Mobile Aero '1 person' Branch Deskings System 1800 x 900 work. White top. Aluminium frame.	3	NO	152.00	456.00
2	Mobile Aero '2 person' Branch Deskings System 1800 x 900 work. White top. Aluminium frame.	1	NO	305.00	305.00
3	Mobile Aero '3 person' Branch Deskings System 1800 x 900 work. White top. Aluminium frame.	1	NO	505.00	505.00
4	Mobile Aero '4 person' Branch Deskings System 1800 x 900 work. White top. Aluminium frame.	1	NO	694.00	694.00
5	Mobile Aero '6 person' Branch Deskings System 1800 x 900 work. White top. Aluminium frame.	2	NO	374.40	1,496.80
	<b>Task Chairs</b>				
1	Executive Style Meshed Office Task Chair with casters	24	NO	185.00	4,440.00
	<b>Reception / Coffee Tables</b>				
1	Circular meeting table, 1800mm diameter, Pedestal base. Finish - White pigmented maple, Chrome base	2	NO	174.00	348.00
2	Oval 'oak' coffee table. Soft rectangular 1800 x 700. 305mm high. Polished frame	1	NO	249.70	249.70
3	Round 'white' coffee table, 600mm diameter, 400mm high. Polished frame	1	NO	105.00	105.00
4	6 Person meeting table, Boat shaped, 2200 x 1800, with cable riser and cable box with aluminium lid opening up into cable tray .	2	NO	445.00	890.00
	<b>Feature Chairs</b>				
1	Wide Feature Chair: Plastic construction, 6 colours available TBC	11	NO	107.00	1,177.00
2	Wide Executive Plastic Chair ERM Base, Chromed base, 7 colours available TBC	6	NO	116.00	696.00
3	Barrier Railed 45mm Talk State Control stool, Galvanneal steel, Painted.	8	NO	64.00	512.00
4	Volvo Style Corona Chair and Ottoman. Leather upholstered. Highly polished stainless steel base	3	NO	504.00	1,512.00
	<b> sofas</b>				
1	Vintage Railed Chesterfield sofa, 2 seater. Leather upholstered. Colour TBC	3	SOFA	600.00	1,800.00
2	Delivery and installation	1	Rate	970.00	970.00
	<b>Furniture Total</b>				<b>17,821.70</b>
	<b>TOTAL ESTIMATED COST</b>				<b>70,351.70</b>

REF	DESCRIPTION	QTY	UNIT	RATE	COST
<b>E</b>	<b>Approvals</b>				
1	Define Foundation Foundation and Approval Management	1	Rate	400.00	400.00
2	Landscape works construction informative pack	1	Rate	200.00	200.00
3	Demolition and Reinforcement Plans	1	Rate	200.00	200.00
	<b>Project Fee Total</b>				<b>800.00</b>
<b>F</b>	<b>PRELIMINARIES</b>				
<b>E</b>	<b>Project Management</b>				
1	Project and Commercial Management	4	week	500.00	2,000.00
2	Site Management				
1	Site Supervision (Part time)	4	week	300.00	1,200.00
3	Site Safety				
1	Site Storage and branded informative board	1	Rate	300.00	300.00
2	Health and Safety Consultancy Visit	1	hr	270.00	270.00
4	Waste Management				
1	Site clean / Waste removal	4	hr	270.00	1,080.00
5	Plant Hire				
1	Temporary electrical supply/transference, festoon lighting and poles	4	week	100.00	400.00
6	Cleaning				
1	Deliver clean and sparkle clean upon completion of the works	1	Rate	275.00	275.00
	<b>Preliminaries Total</b>				<b>5,225.00</b>
	<b>TOTAL ESTIMATED COST INCL PRELIMS</b>				<b>75,025.75</b>
					Excludes VAT

- G**
- Notes and clarifications**
- The above costs are exclusive of VAT
  - All works are subject to design development and approval of final design scheme
  - All works are subject to a full end-to-end comprehensive site survey.
  - We have assumed works to take place during normal working hours.
  - The above costs are based on the works being completed in one site phase over a period of 4 weeks.
  - The proposed foundation for the new condensing unit for A0 is on the exterior wall. As this may no longer be allowed for.
  - We have assumed the existing electrical system (distribution board/cabling) will adapt easily to the proposed changes.
  - We have not included for any sub-work related works - Inward/outward, commissioning or removal.
  - Payment terms and conditions as per Uniqs order 14.2.2007. (20% deposit, balance 80% on completion, 6 month retention)



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