



Presentation to Cabinet
20th October 2009

Hitchin Town Hall
Museum Feasibility Study



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The Town Hall building is a good size and location to allow a museum to be developed on the site.

The report identifies an appropriate spatial arrangement which will create an exciting new museum facility, whilst consolidating existing provision into one venue. This scheme also maintains a valued community provision.

An overall construction cost of £2,408,465 and a fit-out budget of £1,033,373 (inc. professional fees) give an overall expected out-turn cost of £3,441,838 (excl. VAT).

This shows that the overall concept of a museum on the Hitchin Town Hall site is both physically and economically feasible.

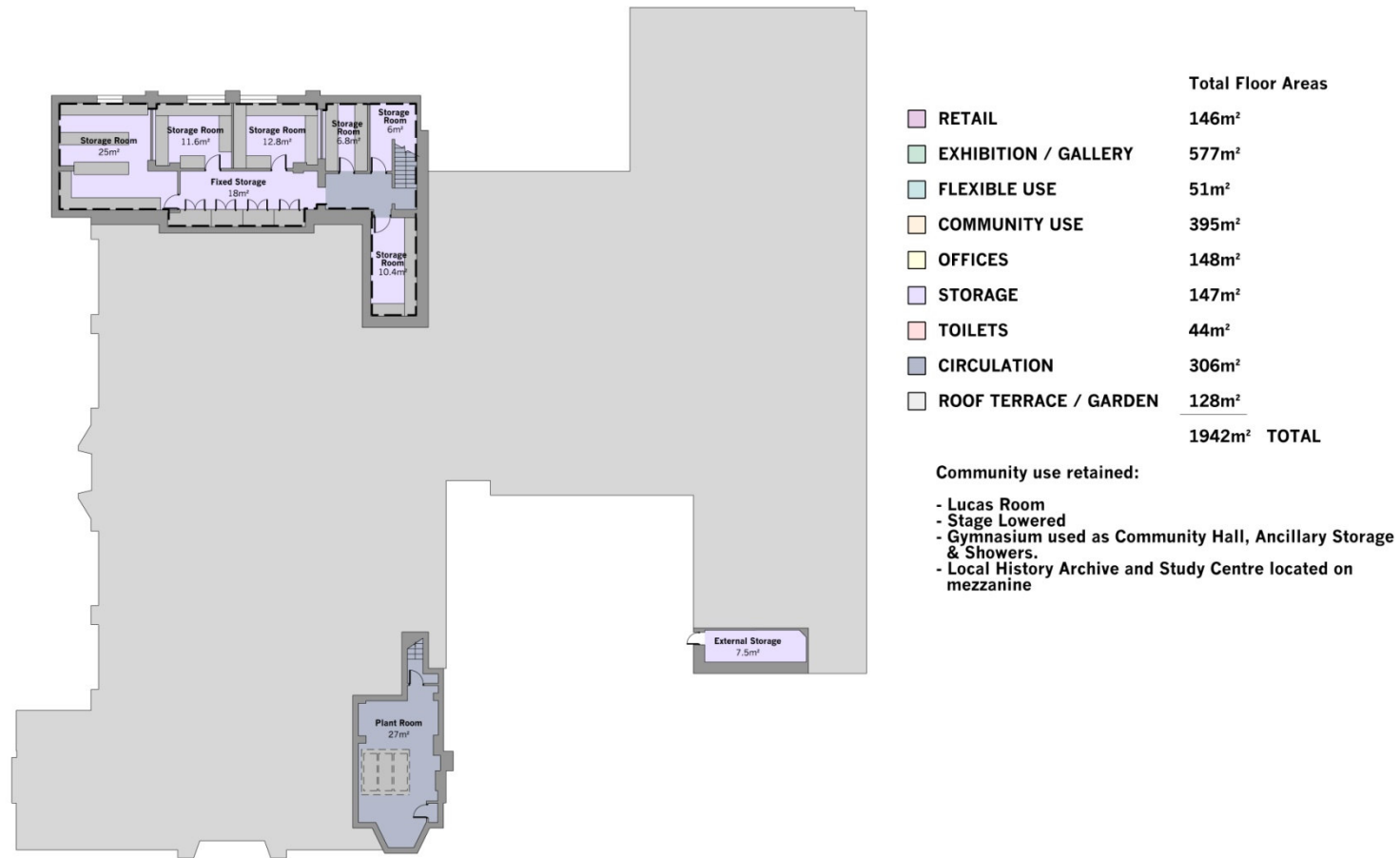
From a timescale point of view, the project could be delivered as early as April 2012.



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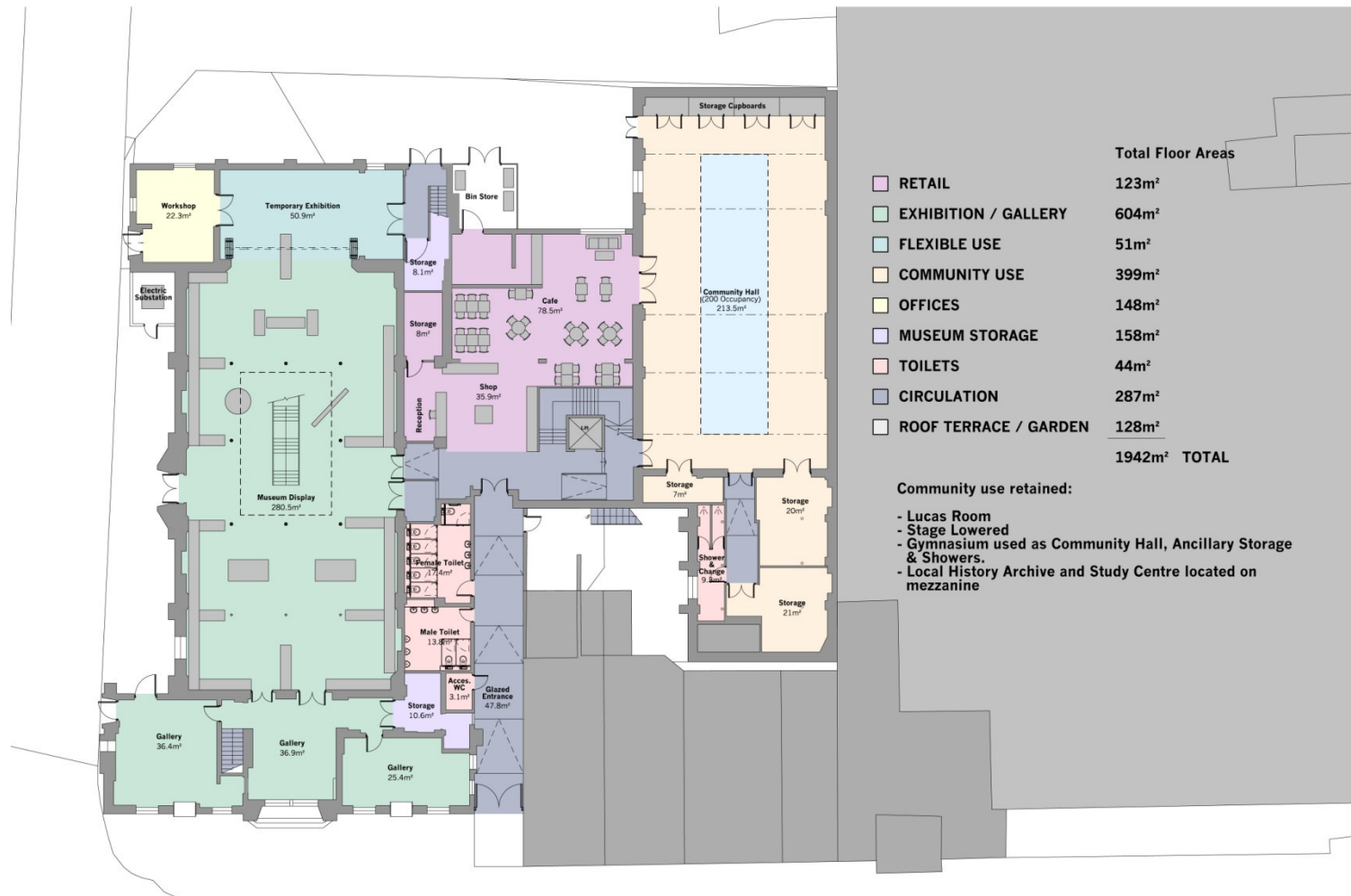


Basement Floor Plan – Preferred Option

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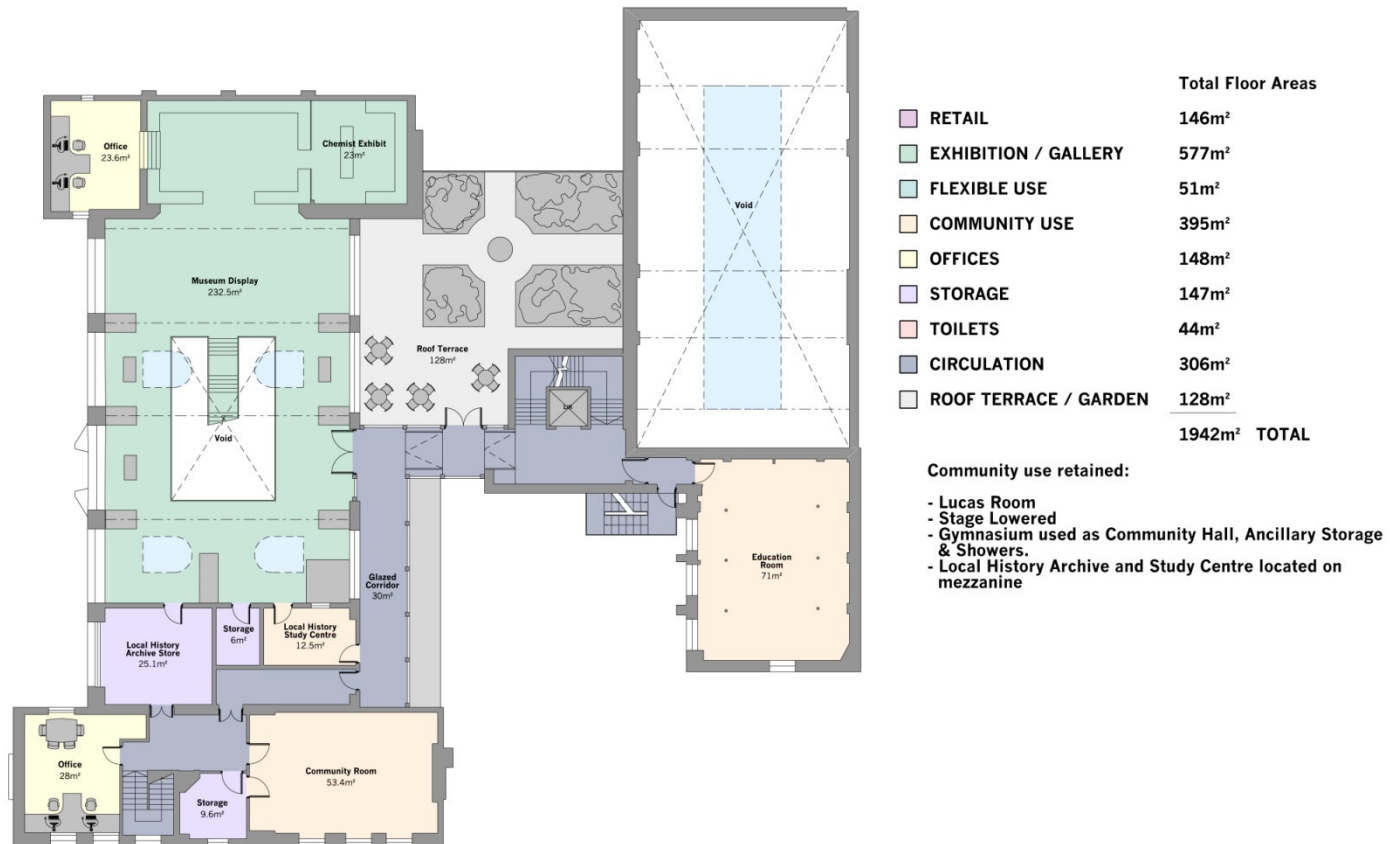


Ground Floor Plan – Preferred Option

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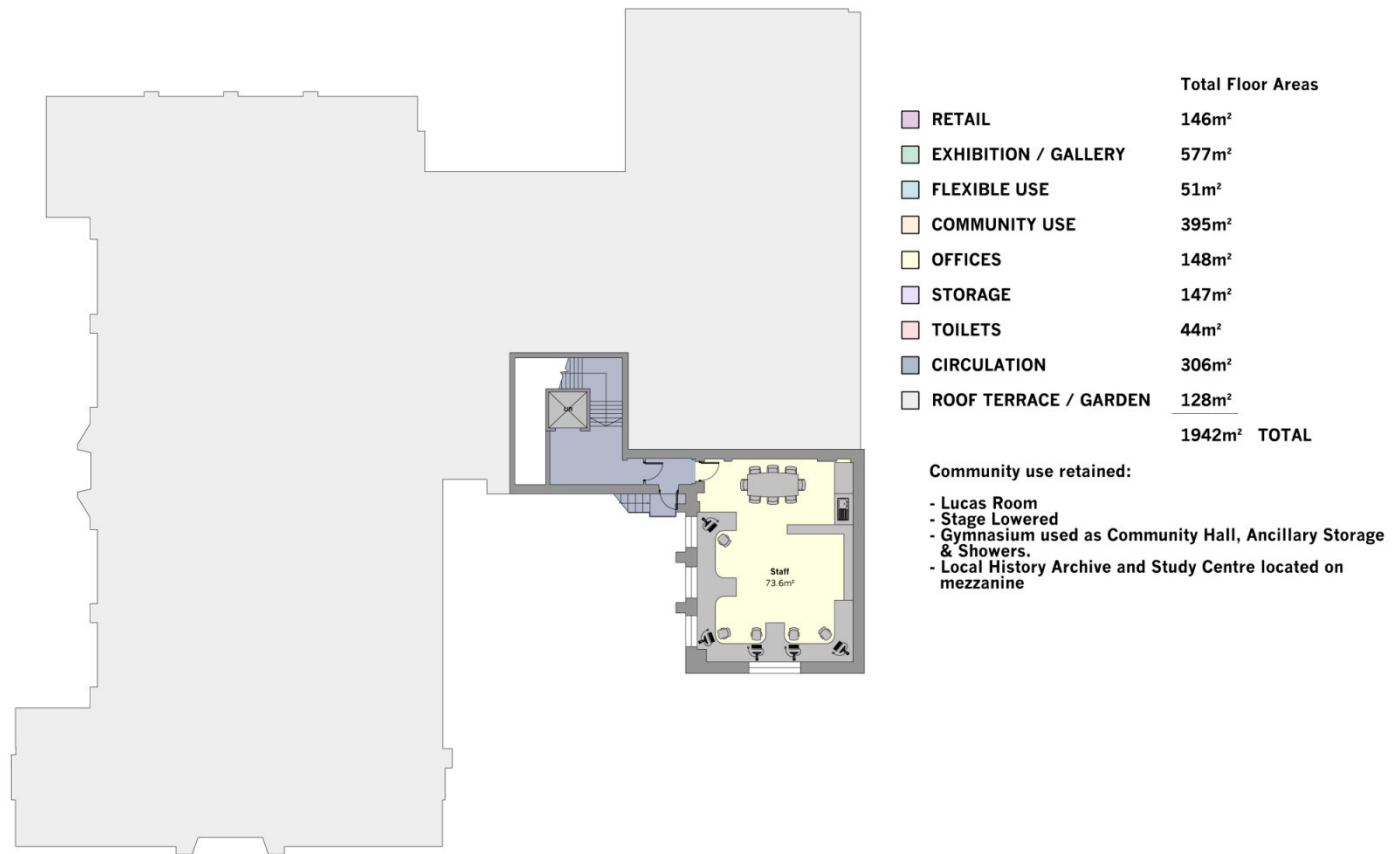


First Floor Plan – Preferred Option

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Second Floor Plan – Preferred Option

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External Concept Sketch
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Museum Feasibility Study



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Internal Concept Sketch

**Hitchin Town Hall
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Example Projects – Stockwood Discovery Centre, Luton Borough Council

Winner – Best Permanent Exhibition - Museum & Heritage : Awards for Excellence 2009

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Example Projects – Clitheroe Castle Museum, Ribble Valley Borough Council

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Example Projects – The Rotunda Museum, Scarborough Borough Council

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Costs Plan

Construction Cost (as Cost Report)		£2,220,602
Inflation/Deflation (to 2Q 2011)	-1.40%	-£31, 088
Anticipated Construction Cost		£2,189,513
Fees and Surveys	10%	£218,951
Construction Sub-Total		£2,408,465
Exhibition Fit-Out (inc. fees)		£983,373
General Fit-Out		£50,000
Fit-Out Sub-Total		£1,033,373
Total Cost (excl. VAT)		<u>£3,441,838</u>

Costs were developed in association with Quantity Surveyors Appleyard and Trew.

Through the team's experience of museum design we are confident that these costs are robust.

Collectively we have a proven track record of museum project delivery on time and on budget.

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Milestones to Successful Project Delivery

The delivery of this project in a timely manner is reliant on key dates being achieved. In order for a new museum to open to the public by April 2012, the following dates must be met.

	2009	2010												2011														2012				
	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr			
Decision to proceed																																
Appointment of Design Team																																
Design development and planning application																																
Working drawings completed																																
Tender documents produced																																
OJEU notice for main contract works																																
Evaluation of expressions of interest																																
Tender main contract																																
Main contract works																																
Exhibition fit-out																																
Final fit-out and object installation																																
Public Opening																																

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