

Squeaky Gate Studios

Report

Work commenced on the refurbishment of Squeaky Gate studios immediately on the Council's decision to award a grant. R G Building Services were appointed to undertake the work on the recording studios due for completion 20 June 2011.

Fire Officer Mick Marsh visited the site and declared that an external fire escape was not required as the site would be used for small supervised groups only and that no persons would be in the premises overnight. He subsequently approved the Fire Risk Assessment. This provided substantial relief to the project!

The challenge for the project was to provide sound insulation in the live music area to a high level (equal to that required by educational establishments) on a minimal budget. As the project commenced there were a number of design changes due to the structure of the building. The weight of the materials presented a problem. Structural engineers, Charles Tallack provided a solution through a hung ceiling suspended on metal framework. However, this and a number of other unforeseen extra works have resulted in the project being delayed and going over budget.

Extra works included:

- the removal of an unsafe chimney stack and subsequent reinstatement of brickwork
- provision of support to the corridor ceiling
- removal of unsafe and poorly constructed stud wall and door
- additional support to brickwork to enable secure fitting of insulated walls

The IT room and workshop rooms are complete and have been recently used by three local artists as part of the Open Studios and the Cambridge Film Consortium to run a children's animation workshop.

Recording Studio – has all walls and floors and doors fitted and sound insulated. The metal framework for supporting the ceilings is currently being erected. Works to be completed includes ceilings for control room and live room, skimming, decoration and installation of lighting.

The estimated date for completion is now 7 September 2011.

Financial Summary Report

The most significant changes to the original estimated budget are:-

- The removal of costs associated with fitting an external fire escape estimated at £2,500
- An increase in labour costs of £7,500
- An increase in material costs of £4,500

Other additional costs have included a charge for structural engineers and architectural technologist.

The combination of these factors have taken the project over budget by **£7,602**

Squeaky Gate would like to request that Cambridge City Council extend the grant awarded to cover the additional costs.

STUDIO LIVE ROOM showing framework for hung ceiling



STUDIO CONTROL ROOM showing window through to LIVE ROOM



STUDIOS I.T. room being used by local artists for open studios



STUDIO workshop room being used by local artists for Open Studios



Squeaky Gate Studios – Revised Budget

Item	Supplier	Cost inc VAT	PAID Squeaky Gate	CLAIMED City Council Grant	PAID CityLife Church	Outstanding	Notes
Removal of unsafe ceilings & studio partition walls	Volunteers + labour	£0				£0	
Decoration	Volunteers	£0				£0	
Bathroom refit	Volunteers	£0				£0	
Repair of internal ceilings	James Gilbert	£254	£254			£0	
Fitting IT suite	Ridgeons	£700	£700			£0	
Acoustic design Consultancy	Mark Rogers	£200	£200			£0	
Structural Engineer	Charles Tallack	£255		£255		£0	
Architectural Technologist	Argyle Design	£600		£600		£0	
Volunteer expenses (1)	various	£362			£362	£0	
Materials (1)	Ridgeons	£2,290	£2,290			£0	
Labour (1)	various	£1,880	£1,880			£0	
Data installation	Netx	£0				£0	
Electrical installation	Munro	£9,656		£9,656		£0	
Fire alarm materials & commissioning	S C Fire Ltd	£655		£655		£0	
Refurbishment & soundproofing of studio rooms						£0	
Materials	Ridgeons	£7,000		£370		£6,630	inc 4,500 from original budget
Labour	RG Building Services	£11,750		£6,000	£3,638	£2,112	inc 7,500 from original budget
	TOTAL	£35,602	£5,324	£17,536	£4,000	£8,742	
PROJECT INCOME	CityLife Church GRANT	£4,000					
	Squeaky Gate	£5,000					
	City Council GRANT	£19,000					
		£28,000					
	Over budget	£7,602					

Note: Figures in red are amended from original estimated budget