

# E P A C

## Cover note

With this project, the City of Stara Zogora will be enlivened by a radically different **INSTRUMENT** that we have developed from the existing Puppet Theatre. It takes both the new Performance areas and the Collection of Costumes, Puppets etc. as a changing, living, choreographed display that is seen from the street through the protective glaze of a rippling skin.

This **SKIN** is commenced by its caress of the existing theatre building and then proceeds along General Gurko Street with a calculated range of translucency and transparency. Varying selections of Costumes and Puppets plus occasional occurrences of performance art, puppetry or dance plus electronic and electric displays can happen. The Archive, which is mainly stored and serviced from below the Main Hall therefore has a chance to express itself to the outside world when lifted up into the **LIVING CHASM**.

Thus the **STATEMENT** of the building is of a continuously ongoing activity. With the **EXPERIENCE** of this activity heightened as you move inwards.

The **MAIN HALL** is a flexible space able to explode out towards the **YARD** on the Tsar Ivan Assen Street. The fencing to the yard becoming a further development of the rippling skin.

The **OLD THEATRE** is modified to allow for a new café/bar serving the whole complex.

**PUBLIC CIRCULATION** : continues to use the existing main entrance and is routed along the North flank of the building and serves both auditoriums – also having a close-in view of the changing displays. The increased foyer areas can also house small art exhibitions. There is a stair from the foyer area to the Actors' Gallery – suggesting additional 'Performance' opportunities.

**'BACK OF HOUSE' CIRCULATION** : loops round from the South-West corner of the site and enters the building with a lift and staircase that gives onto the linear system of corridors, gallery, studios and technical rooms : servicing both auditoriums. At the top of this Zone, the Artists' Studios are above and clear of the theatrical workings.

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**STRUCTURE, CONSTRUCTION AND TECHNOLOGIES** : The main construction is dry wall onto a steel frame. Additional sub-frames are configured to provide an automated racking/display system in the 'Living Chasm'. The Main Hall will have acoustic panel lining on walls and ceiling. The Skin will be created from a range of Polycarbonate and Aluminium mesh components. With this project, the City of Stara Zogora will be enlivened by a radically different **INSTRUMENT** that we have developed from the existing Puppet Theatre.

As befits the intention to enliven as much as possible of this **INSTRUMENT** : it can, by way of its organisation, perform well with a reasonable minimum of elaborate lighting, robotic or display devices. However, it can creatively absorb the progressive installation of state-of-the-art devices as funds allow.

<b>BUILDING DENSITY (elevation +0.00)</b>	<b>0.74</b>
Plot area	1828 m <sup>2</sup>
Total floor area (excluding basement and yard)	1344 m <sup>2</sup>
Total floor area / Plot area	0.74

<b>TOTAL BUILT UP AREA</b>	<b>600 m<sup>2</sup></b>
Total built-up area (excluding open-air yard)	600 m <sup>2</sup>

<b>TOTAL LANDSCAPING AREA</b>	<b>562 m<sup>2</sup></b>
Parking area and soft landscaping	353 m <sup>2</sup>
Perimeter landscaping	122 m <sup>2</sup>
Green roof	87 m <sup>2</sup>

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Stara Zagora - Puppet Theatre	
Cost Model	
Introduction	
ITEM	DESCRIPTION
	<u>Introduction</u>
A	This Cost Model has been based on the competition entry drawings provided by the architect
B	Costs given are intended as a guide as to possible levels of expenditure. Actual expenditure will be dependant on agreement as to final scope, specification, programme and method of procurement. We would note that we have no input from Structural and Services Engineers
C	Costs have been assessed at current day levels with no allowance for future inflation
	<u>Additional Costs</u>
D	Costs within the Model have not considered the following:-
	Work to existing building/existing external works (see separate notes)
i)	Stage equipment, specialist lighting etc
ii)	Loose furniture and operational equipment
iii)	Professional fees
iv)	Survey costs
v)	Government/Local Authority Charges/Taxes
vi)	Contingency allowance
vii)	

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Stara Zagora - Puppet Theatre		
Cost Model		
Summary		
ITEM	Construction Works	Лв. - Lev
	<u>Summary</u>	
1	Substructure	300,000
2	Structure	350,000
3	Upper Floors	120,000
4	Roof	300,000
5	Staircases	450,000
6	External Walls	4,000,000
7	External Doors	150,000
8	Internal Walls/Partitions	600,000
9	Internal Doors	60,000
10	Floor Finishes	350,000
11	Wall Finishes	700,000
12	Ceiling Finishes	300,000
13	Fittings including seating	800,000
14	Plumbing Installations	100,000
15	Mechanical Services Installations	400,000
16	Electrical Installations	350,000
17	Security Installations	100,000
18	Lift Installations	500,000
19	Drainage Installations	50,000
		9,980,000
20	Site Organisation/Management Costs	1,000,000
	<b>Cost Model Summary Total</b>	<b>10,980,000</b>
	<u>Existing Building</u>	
	As noted, the above costs exclude any alteration to or refurbishment of the existing building. The Architect has proposed alterations to the existing entrance foyer to link this to the new theatre space	
	If this work was to proceed we would estimate the budget cost for the additional work at a level of 500,000-600,000 Lev.	
	Construction Cost Consultants June 2023	