

**INDICATIVE FEASIBILITY BUDGET
(RIBA STAGE 1)**

for

INTERNAL REPAIRS AND REDECORATIONS OF THE CHURCH HALL

at

ST JAMES'S CHURCH : WEYBRIDGE SURREY

June 2016

SAWYER & FISHER (EPSOM) LTD
Chartered Quantity Surveyors
Unit B Aviary Court
138 Miles Road
Epsom Surrey
KT19 9AB

THOMAS FORD & PARTNERS
177 Kirkdale
London
SE26 4QH

ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
June 2016

		£
COLLECTION		
ST JAMES'S CHURCH		
CHURCH HALL		
External		
Elevations	excluded	
Roofs		
Sloping	40,200	
Flat	excluded	
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	40,200	£40,200
New Foyer Extension		£69,200
Internal		£119,600
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		£229,000
Mechanical and Electrical Installation		£75,000
EXTERNAL WORKS		excluded
UNDERGROUND DRAINAGE		£17,000
INCOMING SERVICE MAINS		excluded
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		£321,000
Main Contractor preliminaries @ 16%		£51,360
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		£372,360
Scaffold		
External to part of Church Hall	8,000	
Temporary roof over Church Hall	excluded	
Internal Church Hall	-	
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	8,000	£8,000
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		£380,360
Main Contractor's overheads & profit @ 5%		£19,018
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		£399,378
Contingency sum @ 10%		£39,938
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		£439,316
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Say £440,000

ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
June 2016

NOTES

1 This Indicative Feasibility Budget excludes the following:

- i) Professional Fees
- ii) VAT
- iii) Local Authority Fees and Charges
- iv) Fittings and fixtures
- v) Items as listed within this Indicative Feasibility Budget
- vi) External elevation and reroofing of all roofs
- vii) Mechanical installation

2 This Indicative Feasibility Budget is based upon the following information and details:

- i) Brief notes taken on site in the morning meeting with Thomas Ford & Partners 8 February 2016
- ii) Thomas Ford & Partners' drawings (693055)

Survey:

SK06 P1 Outline Section
EX101 P2 Parish centre ground floor plan
EX010 P2 Site plan
EX100 P2 Church Plan

As Proposed:

GA-100 P1 Church Building
GA-100 P3 Church Plan
GA-101 P2 Parish Centre ground floor plan
GA-010 P3 Site Plan

- iii) Electrical Installation budget is an allowance at present and requires to be checked with Eng Design Ltd

3 This Indicative Feasibility Budget is based upon current costs as at 1st quarter 2016, no allowance has been made for inflation between then and the time of tender

4 This Indicative Feasibility Budget is based on outline floor plan as listed above without the benefit of detailed survey drawings, confirmed brief, specification etc. Therefore the cost included must be treated with caution

5 Building cost per m2

Church Hall ÷ 441 = £945/m2 [(£439,316 ÷ 441 = £996)

ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
June 2016

£

CHURCH HALL

EXTERNAL

Elevations excluded

ROOFS

Sloping roofs

1	Strip existing roof covering, boarding etc	excluded
2	Clear out voids	4,800
3	Allowance to repair existing roof structure (from interior)	3,200
4	Insulate roof void (from below)	8,500
5	Ventilate roof void	1,700
6	Form new roof light opening through existing roof over main hall	excluded
7	New softwood roof boarding (to underside) and battening out	14,300
8	New roof covering, Terne coated stainless steel sheet roofing	excluded
9	New gutter between roof in Terne coated stainless steel sheet roofing	excluded
10	Allowance to repair existing fascia and soffit boards	900
11	i) Powder coated aluminium rainwater gutter and pipe work	excluded
	ii) Excludes allow for repairs to existing rainwater gutters and roof slopes	5,000
12	New softwood gutter boarding, framework	excluded
13	Decorate fascia boards and soffit boards	1,800
14	New roof lights with electric motor opening to main hall	} excluded
15	Lead capping detail to last	
16	Timberwork in connection with new kerb detail	
17	Plasterboard to lining of roof light opening on softwood framework	

To Collection £ 40,200

Flat roofs excluded

**ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
NEW FOYER EXTENSION**

1	Remove existing extension, grub up foundations, break out slab etc	2,400
2	New foundation to external wall	2,400
3	Excavate to reduce level and cart away	100
4	150 mm Reinforced (mesh) ground floor slab over hardcore, dpm etc	900
5	New external cavity wall construction with faced brick outer skin, blockwork inner, insulated cavity etc	13,800
6	Glazed screen and pair of external doors	17,000
7	Stone sill/threshold detail to last	3,500
8	Treated sawn softwood roof construction and boarding	4,700
9	Terne coated stainless steel sheet roofing	6,400
10	Insulate roof void	900
11	Ventilation to roof void	400
12	Leadwork in connection with roofing	500
13	Softwood fascia and soffit detail	600
14	Powder coated aluminium rainwater gutter and pipework	3,400
15	Insulation and floor screed	1,100
16	Choir matting	1,000
17	Plaster to walls	1,300
18	Treated sawn softwood studding to form store cupboard insulated	800
19	Plasterboard over plywood to both sides of last	800
20	Plasterboard to soffit	300
21	Softwood skirting detail	400
22	Pair of cupboard and door frames	3,500
23	Allowances for:	
	Shelving and coat fittings	1,000
	Steps	600
	Handrail	
24	Decorations	1,400

To Collection £ 69,200

**ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
INTERNAL**

Note: Existing toilets are to remain, therefore excluded

1	Strip out existing carpet, vinyl floor finish etc, kitchens, etc	2,500
2	Remove existing glazing to main hall	900
3	Remove existing concrete external fins to main hall	excluded
4	Hack off wall tiling and clear away	800
5	Allowance for repairs to:	
	Ceiling plaster	1,500
	Wall plaster	11,100
	Floor screed	excluded
	Existing skirtings	400
	Boarded ceiling and exposed roof construction to main hall	1,400
6	Latex to screed	2,200
7	Allowance for new flooring elsewhere	7,900
8	Vinyl flooring to hall, kitchen, new skirting detail	13,600
9	Extend storage cupboards in foyer	
	Remove existing cupboard door and frame, set aside and later refix	300
	New treated sawn softwood studding to form extension to, insulated	1,200
	Cover last with plasterboard one side and board to match existing the other side	2,000
	New skirting	100
10	Overhaul existing doors	4,100
11	Overhaul existing stage folding doors	2,000
12	Allowance for:	
	Store shelving	400
	Kitchen installation	25,000
	Sanitaryware	excluded
	Disabled toilet fittings	excluded
	Roller shutter to kitchen	2,500
	Lining/architrave detail to existing roof lights	1,200
	Wall tiling	6,000
	Window glazing to hall (say)	19,000
13	Decorations	13,500
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	To Collection £	119,600
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**ST JAMES'S CHURCH WEYBRIDGE
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)
MECHANICAL AND ELECTRICAL INSTALLATION**

1	Allowance to overhaul existing mechanical installation within the Church Hall and renew electrical installation	66,150
2	Lighting and AV installation	excluded
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		66,150
4	Allowance for BWIC with above @ 10%	6,615
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		£ 72,765
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	Say, To Collection	£ 75,000

EXTERNAL WORKS excluded

UNDERGROUND DRAINAGE

Allowance for external repair to existing underground surface water drainage installation 17,000

INCOMING SERVICE MAINS excluded