

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

**for**

**INTERNAL REORDERING,INTERNAL REPAIRS AND REDECORATION TO CHURCH**

**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		£
<b>ST JAMES'S CHURCH</b>		
<b>External</b>		
	Elevations & roofs	excluded
<b>Internal</b>		
	Chancel	excluded
	Nave, South & North Aisles, All Soul's	548,100
	North and South Porches	46,400
	Choir Vestry and Vestry	excluded
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		594,500
<b>MECHANICAL &amp; ELECTRICAL</b>		210,000
<b>EXTERNAL WORKS</b>		excluded
<b>UNDERGROUND DRAINAGE</b>		excluded
<b>INCOMING SERVICE MAINS</b>		excluded
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		804,500
	Main Contractor preliminaries @ 18%	144,810
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		949,310
Scaffold		
	External to Church	excluded
	Internal Church	16,000
	Internal Church Hall	-
	North South Porches	700
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		16,700
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		966,010
	Main Contractor's overheads & profit @ 5%	48,301
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		1,014,311
	Contingency sum @ 10%	101,431
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		<b>1,115,742</b>
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**Say £1.2 million**

**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) Church Hall

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  
EX010 P2 Site plan  
EX100 P2 Church Plan

As Proposed:

GA-100 P1 Church Building  
GA-100 P3 Church Plan  
GA-010 P3 Site Plan

- iii) Mechanical and Electrical Installation budget has been reduced from ENG Design Ltd email of 17-02-16, therefore revised budget and new to be agreed 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

(Without Chancel, Clerestory and Vestry)

Church ÷ 455 = £3,090/m2 (£1,115,742 ÷ 455 = £2,452)

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

£

**MAIN CHURCH**

**EXTERNAL**

**Elevation & Roofs** excluded

**INTERNAL**

**Chancel** excluded

**Nave, South & North Aisle All Soul's Chapel**

1	Remove existing furniture, fittings and pew, and set aside for others to collect	3,400
2	Carefully dismantle and remove existing cupboard, store and later return and reassemble	
	Cupboard in rear of All Soul's Chapel	2,000
	By organ in North Aisle, raise height of and infill behind internal window recess	1,800
	Pews to All Soul's Chapel and font	1,400
3	Carefully take apart and set aside and later reassemble existing font on new stone base	3,500
4	Existing metal screens - carefully take down, set aside, protect and later refix (2 No)	1,000
5	Works to existing All Soul's Chapel - Altar, prayer rails, dado panelling to south wall	excluded
6	Organ	
	Protection to	2,500
	Overhaul and repair of	excluded
	Organ to remain in current position in North Aisle on raised floor, adjust existing raised floor to form plinth with riser detail at front and balustrade to two sides	2,500
7	Remove existing carpet to All Soul's Chapel and clear away	300
8	Remove raised timber floor to pews and clear away	10,500
9	Take up existing floor tiles, set aside sound tiles for possible reuse elsewhere	6,400
10	Break out existing floor construction	9,000
11	Excavate to reduce level, level and compact etc	10,700
12	Archaeology costs	excluded
13	New limecrete floor construction including screed, sub-base etc	107,000

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c/f £ 162,000

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

INTERN,		b/f £	162,000
<b>Nave, South &amp; North Aisle All Soul's Chapel (Contd)</b>			
14	Extra for:		
	Form raised areas		600
	Ramp		200
	Junction with existing raised Altar area in front of Chancel		600
	Around columns		400
	Timber/stone floor in Chancel		300
15	New limestone tiled flooring		111,600
16	Stone riser detail to raised area and side of ramp		2,300
17	Extra for working around, lifting 2 No tomb/ledger stones (assume no graves/crypts under)		1,200
18	Clean and repair existing stone area in front of Chancel		1,000
19	Ducts and grilles for heating		8,900
20	Timber steps up to choir pews		500
21	Balustrade to ramp		3,900
22	Strip existing paint finish from		
	Trial areas		200
	Ashlar walls (rate from contractor 2 times the rate included in budget) ie £128,000)		64,000
	Stone columns		12,200
	Stone arches		29,500
	Window and door surrounds		14,000
	Corbels to trusses		3,600
23	Allowances for minimal repairs to:		
	Ashlar walls	} Say	
	Stone columns		
	Stone arches, corbels		
	Stone window and door surrounds		30,000
24	Brush down ceiling, trusses etc		2,600
25	Overhaul existing doors to tower, Chancel (2 No)		600
26	Allowance for:		
	New cupboards in North and South Aisles		10,000
	Kitchenette in All Soul's Chapel		12,000
	New seats and carriages		excluded
	Repairs to existing exposed rafters, roof boarding, trusses etc		5,200
27	Polish existing cupboards and doors, decorations to joinery, lime wash to walls and windows, door surrounds		38,500
28	Re-stain existing exposed rafters, roof boarding etc (Church)		31,100
29	Clean window glazing internally		1,100
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		<b>To Collection £</b>	<b>548,100</b>
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**ST JAMES'S CHURCH WEYBRIDGE**  
**INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)**  
**INTERNAL**

**North and South Porches**

1	Remove existing pair of external gates and doors and clear away	300
2	Carefully remove existing stone bench, set aside and later refit, repair and raise on stools to suit new timber ramp construction	4,000
3	Treated sawn softwood timber deck construction within porch, covered with plywood over Geotextile protection	2,100
4	Renew external stone door threshold, repair existing stone threshold to Church aisle	2,300
5	Choir matting to ramp	1,000
6	Strip paint from walls and both door arches	8,900
7	Allowance for repairs to last	2,300
8	Brush down ceiling, rafters etc	300
9	Allowance for repairs to last	400
10	New glazed external door and frames (2 No)	20,000
11	Overhaul existing door between porch and Church (2 No)	500
12	Lime wash walls, polish door to Church aisle, decorate ceiling and cornice	4,300
		<b>To Collection £ 46,400</b>

**Choir Vestry & Vestry**

excluded

**ST JAMES'S CHURCH WEYBRIDGE  
INDICATIVE FEASIBILITY BUDGET (RIBA STAGE 1)  
MECHANICAL & ELECTRICAL INSTALLATION**

1	Renew existing power (where affected by new floor slab, etc), underfloor heating to Nave and North and South Ailes, All Soul's Chapel, including porches (not heated)	175,000
2	Lighting installation	excluded
3	AV installation	25,000
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		200,000
4	Allowance for BWIC with above @ 5%	10,000
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	<b>To Collection £</b>	<b>210,000</b>
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**EXTERNAL WORKS** excluded

**UNDERGROUND DRAINAGE**

1	Allowance to extend, repair existing underground surface water drainage installation	excluded
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**INCOMING SERVICE MAINS** excluded