

Repairs to the Church Proposed Costings



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COST OF THE REPAIRS

Surface Water Drains

Renewal of the surface water drains to both the north and south of the Church and connections to the culvert to the east

£21,345

Roofs

The recovering of the South Porch, South Aisle and North Aisle, Organ Chamber and Vestry roofs, to include the reforming of the valleys and replacement of the insulation board internally with boarding

£89,615

Gutters

The repair, replacement of the cast iron gutter to the Church complete

£23,166

General Items

Sundry repairs to the flashing, refixing of slipped tiles to the Nave and Chancel roof

Glazing repairs to the west window of the Nave

Local repointing of the stonework mainly around the base of the wall and the rainwater downpipe

The filling of the boiler room

Total

£23,780

Total construction cost

£157,886

Add: Allowance for archaeological recoding if required

£3,000

Architect's Fees

£18,946

CDM Planning Supervisor

£1,578

Total cost of repairs

£181,410

Reordering of the Church Proposed Costings



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COST OF REORDERING IF UNDERTAKEN AS ONE PROJECT

The forming of the West End Meeting Area

New services and drainage connection £10,000

Forming of internal meeting area, toilet, Vestry, WC and Servery £87,500

New Heating

New heating system complete £47,000

Nave and Aisle Reordering

The relocation of the Font, new storage unit, the relaying of the floor, and redecoration of the Nave ceiling £41,000

Chancel

The forming of a new dais and disabled ramp, removal of pew fronts, new screen to Organ Chamber, redecoration of the ceiling £29,000

Vestry

Redecoration of the walls following the roof work £5,000

New Lighting

Rewiring and the installation of new lighting system £37,500

Other Items

Conservation of the Text Boards £10,000

Cleaning of the windows, redecoration of the window ironwork £5,000

Total £272,000

Add contingencies and design development @ 10% £27,200

TOTAL £299,200

Add professional fees:

Architect	£35,904	
Structural Engineer	£2,000	
Heating Engineer	£3,000	
CDM Planning Coordinator	£2,990	£43,894

Add VAT on professional fees @ 17.5% £7,601 £7,681

TOTAL COST £350,775

POSSIBLE PHASING

The phasing of the work could be completed in the following sequence, the cost will be dependent on the timing of the phases, there will be additional costs in the recording work. It is recommended that the repairs are conducted first.

PHASE 1

Repairs to the drains, roofs, rainwater goods and stonework	£157,826
Add professional fees	£20,517
Total	£181,343

PHASE 2

The new services, forming of the meeting area, toilet etc to the West End and the installation of the boiler plant and part of the heating system to serve the new area	£117,500
Add 10% contingency	£11,750
Add professional fees	£19,387
Add inflation	£7,432
Total	£156,069

PHASE 3

Nave and Aisles

The reordering, heating and redecoration of the ceiling	£68,000
Add 10% contingency	£6,800
Professional fees	£11,220
Add inflation	£6,450
Total	£92,470

PHASE 4

Chancel and Vestry

Reordering, heating and redecoration of the Vestry	£39,000
Add 10% contingency	£3,900
Add professional fees	£6,435
Add inflation	£4,935
Total	£54,270

Proposed Works
Possible Phasing Option

PHASE 5

New lighting	£37,500
Add 10% contingency	£3,750
Add professional fees	£6,188
Add inflation	£5,930
Total	£53,368

PHASE 6

Remaining work

Conservation of the text boards	£10,000
Remaining repairs necessary	£16,000
Add 10% contingency	£2,600
Add professional fees	£4,290
Add inflation	£4,935
Total	£37,825

Note: The phased programme excludes VAT

Total cost of the phased project over, say, 4 years **£575,345**

TOTAL COST OF PROJECT LET AS TWO CONTRACTS

Repairs	£181,410	
Reordering	£350,775	£532,185

