

DETAILED BUDGET ESTIMATE

PRELIMINARIES

Service connections	2,672.80	
Skips	4,617.60	
Temporary accomodation	5,078.32	
Fencing	817.44	
Fuel & water for testing	by client	
Management - construction phase	48,048.00	
Health and safety	included in ohp	
Scaffold	137,904.00	
Plant	18,736.64	
Insurance	3,380.00	
Sundries	2,579.20	
	223,834.00	

SITE ACCESS

Rebuild Access Road - 3m wide strip to main road (non-Birch Estates land assumed adoptable)	6,719.48	
Rebuild Access Road - 3m wide strip to main road - Birch Estates land	7,040.68	13,760.16

Demolitions

Roof structure and coverings generally	17,385.99	
Wall structure & associated finishes, windows	21,913.63	
Remove internal floor finishes	3,085.11	
Remove oil tank	2,600.00	
Remove existing mechanical and electrical installation	inc elsewhere	
Credit for reclaimed materials	- 16,895.30	28,089.42

Masonry

Flint dacing to internal wall that becomes south external wall	22,879.73	
Stone dressings to new quoins	2,288.00	
Infill to south elevation eaves	273.78	
Cavity block block wall to 1st floor terrace	2,213.40	
Cavity block block wall to infill arch to South Elevation	1,501.09	
Rebuild buttresses to retained walls W & E Ends South Aisle	7,782.44	
Cornice stone course to south elevation	3,166.80	40,105.24

Foundations

Trench fill foundation to new 1st floor terrace support wall	871.53	
Trench fill foundation to new glazing to South elevation	3,529.58	
Mini Piling, 300 dia CFA	23,821.78	
Ground floor slab	31,829.60	60,052.48

Steelwork

Upper floors to spire	3,142.20	
Mezzanine columns and beams	39,683.34	42,825.54

Precast concrete floors

First Floor Structure - Internal	11,465.85	
First Floor Structure - External	3,636.25	15,102.10

Roof Structure

Pitched Roof insulated boarding	20,338.12	
Valley gutter structure	5,424.25	
South Elevation New Eaves Structure	2,006.72	
Repair to Main Roof Trusses	5,096.00	
Repair/replace to Roof Joists	3,473.19	
Rebuild Rafter Supports to Valley Gutter Rafters	2,483.17	38,821.45

Windows & external doors

Refurbish existing doors 2nr	1,300.00	
New Windows to infilled arches	40,144.00	
New Windows to upper leve of spire	9,360.00	
Existing leaded & stained glass	3,432.00	54,236.00

Balustrading & Handrails

Glass balustrading to 1st floor external terrace	4,196.40	
Stainless steel handrails to external terrace staircase	347.36	
Stainkess steel balustrade to internal mezzanine	4,405.80	8,949.56

Roof Coverings

Pitched Roof - reused plain tiles	26,354.35	
Stepped valley gutter - code 7 lead & wood rolls	4,218.32	
Lead flashings generally	1,284.66	

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Flat Roof to Terrace - single layer elastomeric covering	2,746.64	34,603.96
<u>Plastering</u>		
Insulation & plaster to inside face of external walls	28,360.21	
Replacement of damaged lime plaster to internal walls to central valley	3,575.05	
Floor Screed and Insulation - Ground Floor	11,579.49	
Floor Screed and Insulation - 1st Floor Internal	5,420.15	
Floor Screed and Insulation - 1st Floor External	387.96	
Render to Wall to Side & External Stairs to Raised Terrace	515.74	
Plaster To New Internal Partitions - Ground Floor	5,035.89	
Plaster To New Internal Partitions - 1st Floor	4,356.56	
Internal partitions - Ground Floor	7,058.61	
Internal partitions - 1st Floor	5,009.43	
Lath & plaster ceiling to ground floor old boiler house	1,343.83	
Ground Floor Mezzanine Soffit - suspended plasterboard ceiling	6,723.60	
Plasterboard 1st floor ceilings & spire 2nd/3rd floor	1,092.20	80,458.70
<u>Internal Carpentry</u>		
Staircases, timber	3,648.32	
Internal doors	10,709.05	
Skirtings, MDF	2,466.36	
Oak reveal lining to windows	3,276.40	
Second & Third Floor Structure	3,745.99	
Third Floor Spire Ceiling Structure	783.65	24,629.76
<u>Floor Coverings</u>		
Wood Flooring	2,148.51	
Marble & limestone tiling	10,580.86	
Carpet Flooring	5,586.21	
Oak Thresholds	370.93	18,686.52
<u>Wall tiling</u>		
Marble wall tiling to wet areas	6,427.03	
Marble skirting to wet areas	548.32	
Ceramic wall tiles to kitchen/utility splashbacks	593.59	7,568.95
<u>Rainwater goods</u>		
Gutters & downpipes generally	5,040.07	5,040.07
<u>Decorations</u>		
Decorations generally	24,104.57	
Intumescent paint to exposed steel chs columns	41.19	24,145.76
<u>Below Ground Drainage</u>		
Foul Drainage	8,083.11	
Storm Drainage	9,500.87	
Soakaway - 2nr	7,765.53	25,349.51
<u>External fencing</u>		
Panelled fencing to North & East boundaries	6,411.46	
Drive gates, automated	3,353.00	
Estate Fencing to South Boundary	keep existing fence	9,764.46
<u>External paving</u>		
Drive - gravel on geotextile, steel lawn edgings	6,078.77	
Terrace - Ground Floor - Limestone tiles, 600 x 400 x 30	5,454.15	
Terrace - 1st Floor - Limestone tiles, 600 x 400 x 30	1,224.92	12,757.84
<u>Habitat Surveys & Mitigation Works</u>		
Preliminary Ecological Appraisal	863.20	
Bats	13,520.00	
Birds	208.00	
Newts	520.00	
Reptiles	1,820.00	16,931.20
<u>Mechanical & Electrical Services</u>		
Mechanical services - generally, inc bwic	70,980.00	
Supply only sanitaryware	10,156.92	
Electrical services - generally, inc bwic	30,206.33	111,343.25
Sub-total	897,055.94	897,055.94

DETAILED BUDGET ESTIMATE

	inc	inc
Add - Head office overheads and profit	897,055.94	897,055.94
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<u>Provisional Sums</u>		
<u>Statutory Authorities</u>		
Electric supply and provision of new supply	5,000.00	
Water supply and provision of new supply	-	
Foul drainage connection - Water Authority fees	3,000.00	
BT supply and provision of new supply	1,000.00	
	<hr/>	9,000.00
<u>Defined Work</u>		
Supply and fix utility room units & equipment	3,000.00	
Supply and fix kitchen units & equipment	15,000.00	
Supply and fix feature staircase/balustrade to living room, GF to 1st	5,000.00	
Refurbish existing cast iron rainwater pipe and hoppers	1,000.00	
Foul drainage connection in public highway	3,250.00	
	<hr/>	27,250.00
<u>Undefined</u>		
Contribution to adjacent landowner for rght of access	10,000.00	
Landscaping to planted areas	2,000.00	
Remedial works to lightning conductor down tape	1,000.00	
Sundry flint repairs - say 25m2	5,000.00	
Sundry structural timber repairs	5,000.00	
Asbestos removal following R & D survey	10,000.00	
Structural repairs to spire (structural scaffold included above)	148,000.00	
Repair weathervane	500.00	
Stone repairs	50,000.00	
Professional fees - Architect - BR submission	10,000.00	
Professional fees - Architect - Discharge of planning conditions	5,000.00	
Professional fees - SE	4,000.00	
Building Regulations - plan and inspection fees	1,500.00	
Planning Application fees	385.00	
Move grave markers	5,000.00	
Archaeology	5,000.00	
	<hr/>	262,385.00
Sub-total		<hr/> 1,195,690.94
Contingency - 10% of total excluding provisional sums		90,000.00
		<hr/> 1,285,690.94
Add - 5% VAT		64,284.55
		<hr/> 1,349,975.49
Total of budget estimate		<hr/> <hr/> 1,349,975.49