



**REVIVE STRATEGY REVIEW AND RECOMENDATIONS.**

**Detailed costing**

**Figures from JBKS Architects with additional information from K. Avery and Son Heating Engineers**

## New West Entrance, Ramp, Toilets and Corridor

£

A	<i>Construction cost items:</i>	
1	Open access through west central doorway, including ramp, new steps	5,000
2	Porch over the new doorway	5,000
3	Install new toilets, with facilities for all	32,000
4	New corridor for access to rest of building	3,000
5	Make good and decorate access area	2,500
6	Preliminaries <i>estimate 15% of £47,500 construction cost</i>	7,125
7	<i>Contingency say 5% of total</i>	3,000
<b>Total estimated construction cost</b>		<b>57,625</b>
B	<i>Professional fees (where appropriate based on estimated construction cost £57,625):</i>	
8	<i>Architect: Workstages E,F,G – preparation of construction documents for phase 1A option 2 only</i>	2,476
9	<i>Architect: Workstages H-L – administration of building contract for phase 1A option 2</i>	1,651
10	<i>Quantity Surveyor – estimate 4% of construction cost</i>	2,300
11	<i>Structural Engineer – probably timecharged – estimate of fee:</i>	1,000
12	<i>Mechanical &amp; Electrical Consultant - not required</i>	n/a
13	<i>Planning Supervisor – 0.5% of construction cost – estimate:</i>	288
<b>Total estimated fees</b>		<b>7,715</b>
C	<i>VAT:</i>	
19	<i>VAT payable on fees but not anticipated on construction cost as the work is alterations to a listed building – not refurbishment or maintenance</i>	1,354
<b>Total VAT</b>		<b>1,350</b>
<b>Total estimated cost of Stage 1 option 2</b>		<b>£ 66,690</b>

## Debate on Worship Area: Possible Outcome 1

£

A Construction cost items:		
1	Install disabled ramp from Lower School Room to Sanctuary	3,500
2	Install extended dais and new false column bases	14,000
3	Make good any plastering, etc in the Sanctuary	2,500
4	Preliminaries <i>estimate 15% of construction cost</i>	3,000
5	Contingency say 5% of total	1,000
<b>Total estimated construction cost</b>		<b>24,000</b>

B Professional fees (where appropriate based on estimated construction cost £24,000):		
6	<i>Architect: Workstages E,F,G – preparation of construction documents for phase 1A option 1 only</i>	3,462
7	<i>Architect: Workstages H-L – administration of building contract for phase 1A option 1</i>	3,208
8	<i>Quantity Surveyor – estimate 4% of construction cost</i>	960
9	<i>Mechanical &amp; Electrical Consultant – if required – estimate of fee</i>	2,000
10	<i>Planning Supervisor – 0.5% of construction cost – estimate</i>	120
:		
<b>Total estimated fees</b>		<b>9,750</b>

C VAT:		
19	<i>VAT payable on fees but not anticipated on construction cost as the work is alterations to a listed building – not refurbishment or maintenance</i>	1,700
<b>Total VAT</b>		<b>1,700</b>

**Total estimated cost of outcome 1**

**£35,450**

## Debate on Worship Area: Possible Outcome 2

£

<b>A Construction cost items:</b>		
1	Install ramp from Lower School Room to Sanctuary	3,500
2	Install extended dais and new false column bases	14,000
3	Make good any plastering in Sanctuary	2,500
4	Removal and disposal of pews	2,000
5	New floor finish (including levelling passageways)	15,000
6	Preliminaries <i>estimate 15% of £37,000 construction cost</i>	5,550
7	<i>Contingency say 5% of total</i>	1,850
<b>Total estimated construction cost</b>		<b>44,400</b>
<b>B Professional fees (where appropriate based on estimated construction cost £86,940):</b>		
8	Submit amended application to LBAC to remove pews and remove / move pulpit <i>known quantity - timecharge fees) estimate:</i>	1,500
9	<i>Architect: Workstages E,F,G – preparation of construction documents for phase 1A Outcome 2 extras only</i>	5,999
10	<i>Architect: Workstages H-L – administration of building contract for phase 1A outcome 2 extras</i>	3,999
11	<i>Quantity Surveyor – estimate 4% of construction cost</i>	1,776
12	<i>Structural Engineer – not required</i>	n/a
13	<i>Mechanical &amp; Electrical Consultant – if required – estimate of fee</i>	2,000
14	<i>Planning Supervisor – 0.5% of construction cost – estimate:</i>	222
<b>Total estimated fees</b>		<b>15,496</b>
<b>C Furniture</b>		
15	Chairs <i>say 150 chairs at £80 each</i>	12,000
<b>Total furniture</b>		<b>12,000</b>
<b>D VAT:</b>		
16	VAT on fees	2,712
17	<i>VAT on furniture (they are 'fittings' and not part of the listed building) @ 17.5%</i>	2,100
<b>Total VAT</b>		<b>4,812</b>
<b>Total estimated cost of Possible Outcome 2</b>		<b>£ 76,708</b>

#### 4. Phase 1B EASTON ST ENTRANCE & REDECORATION OF SANCTUARY

£

A	Construction cost items:	
1	Redecorate sanctuary	15,000
2	New front steps and ramp to Sanctuary	7,000
3	New front door	10,000
4	New doors from porch to Sanctuary	5,000
5	Preliminaries <i>estimate 15% of £37,000 construction cost</i>	5,550
6	<i>Contingency say 5% of total</i>	2,128
<b>Total estimated construction cost</b>		<b>44,678</b>
B	Professional fees (where appropriate based on estimated construction cost £44,678):	
7	<i>Architect: Workstages E,F,G – preparation of construction documents for phase 1A option 2 extras only</i>	3,083
8	<i>Architect: Workstages H-L – administration of building contract for phase 1A option 2 extras</i>	2,777
9	<i>Quantity Surveyor – estimate 4% of construction cost</i>	2,055
10	<i>Structural Engineer – not required</i>	n/a
11	<i>Mechanical &amp; Electrical Consultant – not required</i>	n/a
12	<i>Planning Supervisor – 0.5% of construction cost – estimate:</i>	223
<b>Total estimated fees</b>		<b>8,138</b>
C	VAT:	
19	<i>VAT payable on fees but not anticipated on construction cost as the work is alterations to a listed building – not refurbishment or maintenance</i>	1,424
<b>Total VAT</b>		<b>1,424</b>
<b>Total estimated of cost for phase 1b</b>		<b>£ 54,240</b>