

ADAMS FLETCHER & PARTNERS

CHARTERED QUANTITY SURVEYORS



16 February
2017

Feasibility Cost Study for the Conversion of Stroud
Chapel of Rest to Community Use

Office S04
Kestrel Court
Waterwells Drive
Quedgeley
Gloucester GL2 2AT
Tel: 01452 306214

Feasibility Cost Study for the Conversion of the Stroud Chapel of Rest to Community Use

For: Stroud Town Council

Contents:

Section 1: Cost Study

Section 2: Assumptions

Section 3: Drawing used in Cost Study

Section 1 – Feasibility Cost Study

Stroud Chapel of Rest							
Conversion of Existing Chapel to Community Use							
Feasibility Estimate							
Revision –							16-Feb-17
Based on:							
Quattro Design Feasibility Drawings							
Revision history:							
-- first issue							
Gross Internal Floor Area - alterations / refurb		218	m2				
		quantity	unit	rate	total	element total	£/m2 gifa notes
ALTERATIONS / REFURBISHMENT							
Remedial works identified by Bruton Knowles						176,800	
Demolitions/Alterations						6,266	
Substructure (New Ground Floors)						11,221	
Upper Floors						31,170	
New Mezzanine					17,291		
New Timber Upper Floors					13,878		
Stairs						9,500	
Windows & External Doors						33,529	
Works to Existing					750		
New Windows & Doors					32,779		
Internal Walls & Partitions						7,312	
Internal Doors						11,500	
Wall Finishes						7,369	
Floor Finishes						17,911	
Ceiling Finishes						8,788	
Insulation to Existing Ceilings					2,936		
Plasterboard Finishes					4,109		
Decorations					1,743		
Fittings						10,000	
Shelving Generally					250		
Kitchen Fittings					9,450		
Miscellaneous					300		
Sanitary Installations						5,365	
Disposal Installations						1,500	
Mechanical Services Installations						60,900	
Mechanical Services Generally					21,400		
Lift					19,500		
Oil tank installation					20,000		
Electrical Services Installations						12,700	
Builders Work in Connection with Services						2,850	
Provisional Sums						5,000	
Treatment of Timber Rot/Decay					5,000		
Alterations / Refurbishment Total						419,680	1,925.14
EXTERNAL WORKS							
Drainage						10,941	
Septic tank					3,500		
New Drainage Installations					7,441		
External Services						18,445	
Trenching for External Services					18,445		
New Water Main Connection						15,000	Provisional Allowance Only
External Works Total						44,386	

SUMMARY AND ONCOSTS					
Alterations / Refurbishment				419,680	
External Works				44,386	
Building Works Sub-Total				464,066	
Main Contractor's Preliminaries				51,047	
General Preliminaries	11.0 %		51,047		
Special Preliminaries			0		
Contractor's design fees		%	0		
Contractor's design development risk		%	0		
Building Works Sub-Total including Preliminaries				515,113	
Main Contractor's Overheads and Profit				51,511	
Head office overheads	3.0 %		15,453		
Profit	7.0 %		36,058		
Building Works Sub-Total excluding Contingency				566,624	
Contingency				28,331	
Contingency	5.0 %		28,331		
Building Works Total				594,955	
Project/Design Team Fees				89,243	
Professional Design Team consultants' fees	15 %		89,243		
Other consultants' fees			0		
Site investigation fees			0		
Specialist support consultants' fees			0		
				684,198	
Other Development/Project Costs				150,000	
Land acquisition costs			150,000		
Employer finance costs			0		
Planning fees			0		
Building Control fees			0		
Other fees			0		
Charges			0		
Planning contributions			0		
Insurances			0		
Archaeological works			0		
Decanting and relocation			0		
Fittings, furnishings and equipment			0		
Tenant's costs/contributions			0		
Marketing costs			0		
Other employer costs			0		
Base Cost				834,198	
Risk Allowances				0	
Design development risks		%	0		
Construction risks		%	0		
Employer change risks		%	0		
Employer other risks		%	0		
Cost Limit (excluding inflation)				834,198	
Inflation			TPI	0	EXCLUDED - Prices current 1Q17
Prices current at ?Q 20??			1		
Tender inflation to ?Q 20??	0.0 %		1	0	To projected date of tender return
Construction inflation to ?Q 20??	0.0 %		1	0	To projected mid-point of construction period
Cost Limit (including inflation)				834,198	
VAT				0	EXCLUDED
Value Added Tax - standard rate	20.0 %		0		
Value Added Tax - reduced rate	5.0 %		0		
Value Added Tax - zero rate	0 %		0		
Value Added Tax - exempt	0 %		0		
Value Added Tax - outside scope of VAT	0 %		0		
Project Total				834,198	

Section 2 – Assumptions

Notes/Assumptions:

This cost plan is based on outline feasibility drawings (attached) and Bruton Knowles' Condition Report/Maintenance Plan.

We have made the following initial assumptions which will be reviewed as design progresses:

- A new water main will be required to replace the existing lead pipework. We have assumed that a new supply will be laid from the Bisley Road.
- All existing services installations are to be replaced.
- There is no asbestos present.
- The existing drainage network has not been surveyed yet, so we have made assumptions on likely routes of new drainage.
- We have assumed that the existing septic tank only required emptying and servicing.
- We have included the cost of a lift.
- No insulation has been included to the external walls following feedback from the Conservation officer.

Section 3 –Drawing used for Cost Study

NOTES

The drawings are the copyright of Quattro Design Architects Ltd and should not be reproduced in whole or in part without written permission of Quattro Design Architects Ltd. All dimensions are to be checked on site. Any discrepancies are to be reported to the architect as soon as possible.

REVISIONS

< 15/02/17 - JI - HP - Drawing created.

PROPOSED BUILDING WORKS







Services:
provide off first floor boiler with external of tank, and electrical services with new wiring in surface floor conduits. Member specific task to be employed and re-landscaped.
allow provisional sum for replacing floor pipes with connect new GF bathroom in Residential Unit and connect WC and basin in Upper Floor Residential Unit. Note that the floor level for the new WC is to existing drainage located at rear of building. An underground drainage system is proposed.

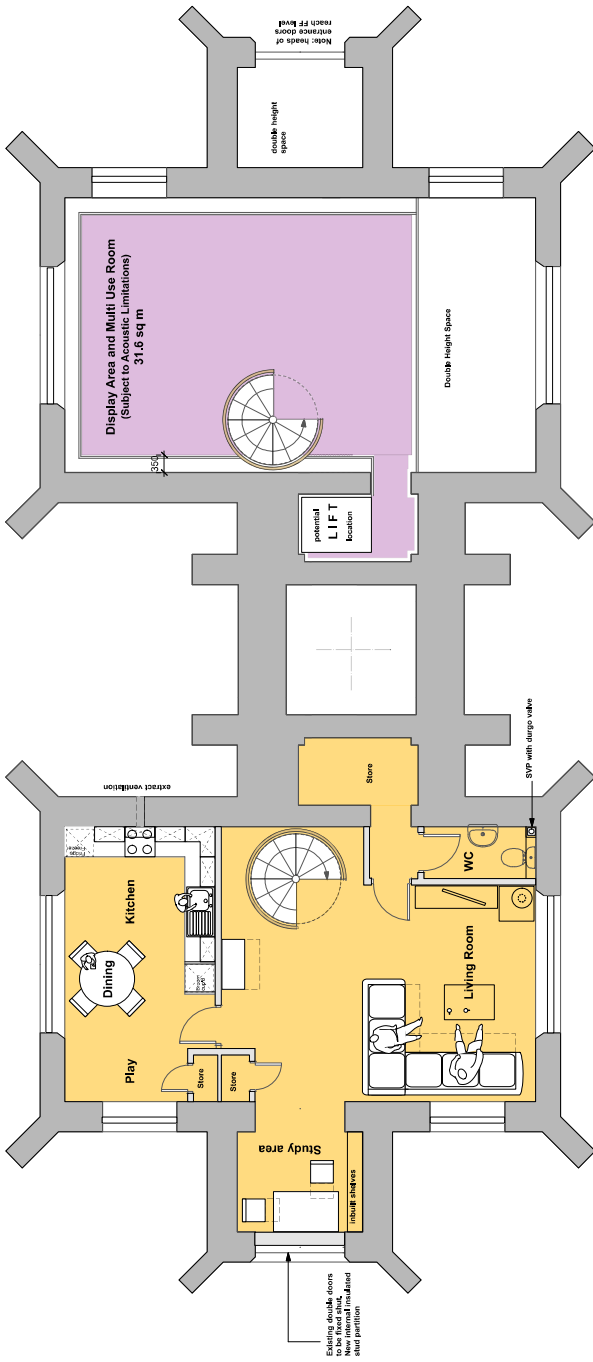
Construction:
allow for demolition, stripping out and removal of existing stone flag floor for retention of existing floors and provision of new floors.
use colour matching paint for retention of existing floors and apply stone mullions and lacy where required.
provide new double glazed panes in aluminium allow for fire, opening lights to each GF, 4no.

Fittings:
provide special staircase with 6m, 750mm tread with and timber handrail, all bathroom, kitchen and kitchen units and appliances as shown incorporate units and appliances as shown in kitchen plan. Note that the floor level for the new WC is to existing drainage located at rear of building. An underground drainage system is proposed.

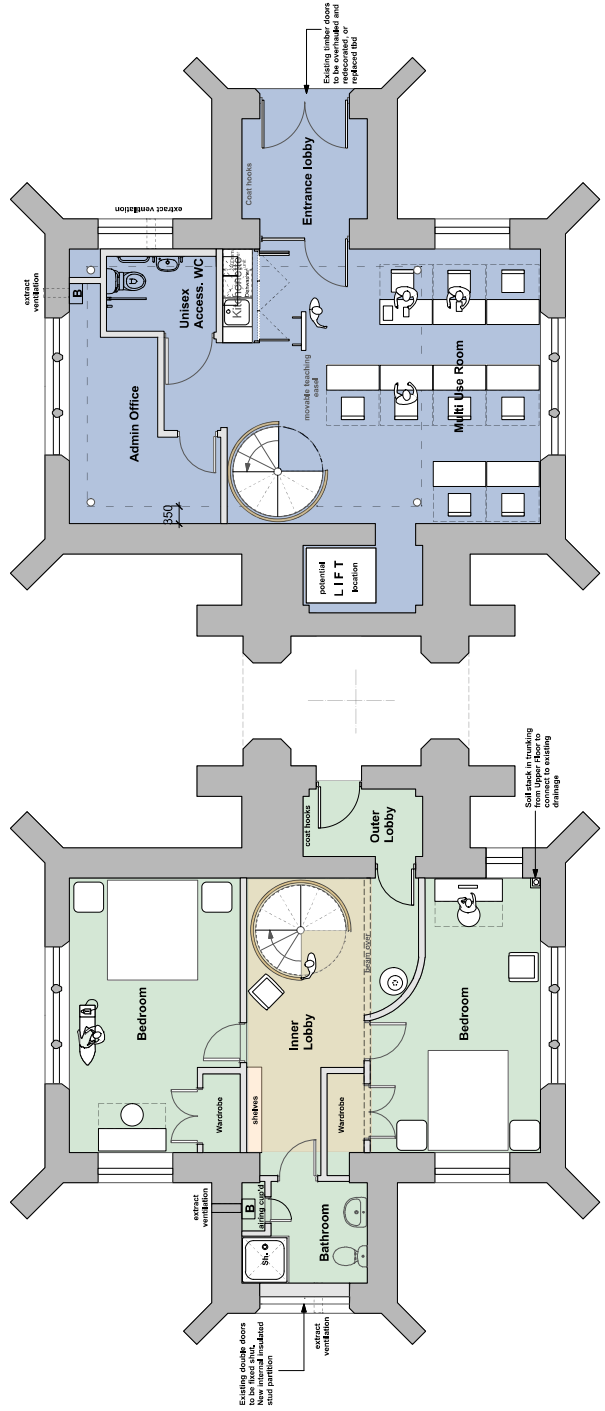
Make good:
Allow for roof and stone restoration and external door repairs.

KEY

-  Stone flag to be lifted and replaced with concrete slab in GF Res. Unit
-  Mesazising floor on supporting columns set 35m from existing walls with timber ballusters and handrail
-  Existing stone flag floor to be retained, with allowance for some flag replacements. Allow for lining flags and insulating under as a separate item bid
-  Existing Concrete slab to be retained. Allow for levelling of floor. Finish with Styrofoam or similar insulated chipboard flooring panels
-  New timber joists to form First Floor with incorporation of sound insulation. Allow for steel beam to facilitate joist spans
-  New stud partitions with new Internal Doors, Frames and Ironmongery



Upper Floor Plan



Ground Floor Plan



DRAWING TITLE

Proposed Feasibility Plans

PROJECT

Stroud Chapel of Rest

CLIENT

Stroud Town Council

SCALE

1:100@A3, 1:50@A1

DATE

January 2017



DRAWING NO.

REV

5572-F-202

Matthews Warehouse, High Orchard Street Gloucester, Glos, GL2 5DY T: 01452 424234

