

**BUDGET ESTIMATES**

**for**

**TOWER AND NAVE ROOF REPAIRS**

**at**

**ST. STEPHEN'S, WINSHAM**

**for**

**PHILIP HUGHES ASSOCIATES**

*Bare. Leaning Bare*

Bare, Leaning and Bare  
Chartered Quantity Surveyors  
9 Heavitree Road  
Exeter  
EX1 2LE

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## 1.00 Introduction

- 1.01 The purpose of this report is to provide a budget estimate for the proposed repair works to St Stephen's Church, Winsham
- 1.02 St Stephen's Parochial Church Council, via. Philip Hughes Associates have commissioned Bare, Leaning & Bare to provide Quantity Surveying Services.

## 2.00 Nave Roof Repair

- 2.01 The budget estimate is summarised below.

All costs are at second quarter 2007 price levels.

<u>DESCRIPTION</u>		<u>£</u>
Scaffold incl. temporary roof		32,800
Repair and treatment to roof carcass		9,200
Strip existing roof coverings and replace with new natural slate on breathable membrane		48,000
Repair/replace stone eaves detail		13,000
Overhaul/repair existing gutters (all)		3,500
	Sub-total £	106,500
Price & Design	10 %	10,700
	Sub-total £	117,200
Preliminaries	15 %	17,600
	Sub-total £	134,800
Contingencies	10 %	13,500
	Total £	<u>148,300</u>

- 2.02 The above costs assume;

1. Total replacement of the existing slate roof coverings and substantial replacement of the existing stone ridge tiles;
2. Substantial replacement of the existing stone eaves tiles;
3. Repairs to the existing roof carcass will be required;

Timber Carcass        – Provisional Sum £4,500  
Beetle Treatments    – Provisional Sum £1,500

### 3.00 Tower Repairs

3.01 Within the tower roof repair estimates, we have reviewed two alternative options for the repair of the tower roof leadwork, these being;

1. Total renewal of existing leadwork with associated repair of timber substrate;
2. Removal of existing lead rolls and replacement with new, retaining existing lead sheets and attaching new lead rolls using a 'zinc type' approach, with localised soldered repairs to general areas of leadwork.

3.02 For both options we have assumed that a full access scaffold with a temporary roof will be required.

3.03 The budget estimate for the repair options are summarised below.

All costs are at second quarter 2007 price levels.

<b><u>Option 1 – Total replacement</u></b>		<b>£</b>
Scaffold incl. temporary roof		11,400
Masonry Repairs		51,900
Timber carcass repair - allowance		2,500
Replace existing leadwork		9,200
Vice stair leadwork		1,400
Repair belfry louvers		3,500
Flagpole fixing allowance		1,500
	Sub-total £	81,400
Price & Design	10 %	8,100
	Sub-total £	89,500
Preliminaries	15 %	13,400
	Sub-total £	102,900
Contingencies	10 %	10,300
	Total £	<u>113,200</u>

This option assumes that an element of repair will be necessary to the timber roof carcass and that the stripping of the entire roof will allow for these works to be undertaken.

<b><u>Option 2 – Repair</u></b>		<b>£</b>
Scaffold incl. temporary roof		11,400
Masonry Repairs		51,900
Timber carcass repair - allowance		2,500
Reform existing leadwork into panels		4,600
Allowance replace/repair leadwork		2,500
Vice stair leadwork		1,400
Form & fix lead cappings		3,200
Flagpole fixing allowance		1,500
Repair belfry louvers		3,500
	Sub-total £	82,500
Price & Design	10 %	8,300
	Sub-total £	90,800
Preliminaries	15 %	13,600
	Sub-total £	104,400
Contingencies	10 %	10,400
	Total £	<u>114,800</u>

This option assumes that it would be possible to reuse/repair the existing leadwork and it is recommend that prior to letting such a contract that the advice of an independent leadwork specialist be sought to assess the viability of this method of repair.

- 3.03 The inclusions within the above tables for the repair of masonry are based upon the information contained in section 5 of the Quinquennial Report and are considered to be sufficient for the nature of repair/consolidation/conservation detailed therein. It has been assumed that the removal of the iron cramps will require the dismantling and subsequent rebuilding of the tower crenellations with a degree of stone replacement. An approximate summary of the costs included within the masonry repair item is as listed below;

1.	Stonework consolidation/conservation	-	£12,500
2.	Stonework repair/re-pointing	-	£20,200
3.	Removal or iron, insert stainless steel -	£8,500	
4.	Vice Turret step repair	-	£1,500
5.	Window surrounds	-	£5,500
6.	Sundries	-	£3,700

#### 4.00 Basis of Costs

- 4.01 It is assumed that the Works will be carried out by a small to medium sized locally based Building Contractor and that the contract will be let on a drawings and specification basis.
- 4.02 The estimated costs are based on second quarter 2007 price levels and provide a forecast of the most favourable competitive fixed price tender that could be received in this period. For information, Bare, Leaning & Bare would advise that annual tender price inflation is currently approximately 6%.
- 4.03 The costs have been based on the following information:
- Philip Hughes Associates Quinquennial Survey Report dated November 2006
  - Site Visit.
- 4.04 The estimate includes for unknown costs as follows:
- For costs arising during design development and allowance for tender pricing – a contingency equivalent to 10%.
  - For costs arising during construction due to unforeseen conditions – a contingency equivalent to 10%.
- 4.05 Please note all figures

#### **exclude**

1. Professional Fees and V.A.T.
2. Planning and other statutory fees.
3. Direct Works and contracts in connection to be let by the Client.

and **include** the following provisional sums

#### Nave Roof Repairs

- |                      |   |        |
|----------------------|---|--------|
| 4. Timber Carcass    | – | £4,500 |
| 5. Beetle Treatments | – | £1,500 |

#### Tower Roof Repairs

- |                               |   |        |
|-------------------------------|---|--------|
| 6. Flagpole fixing/connection | - | £1,500 |
|-------------------------------|---|--------|

#### Tower Roof Repairs – Option 2

- |                                      |   |        |
|--------------------------------------|---|--------|
| 7. Allowance replace/repair leadwork | - | £2,500 |
|--------------------------------------|---|--------|



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