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**GUILDHALL, NEWPORT, ISLE OF WIGHT - FABRIC REPAIRS**

**ORDER OF COST ESTIMATE**

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# ORDER OF COST ESTIMATE

## GUILDHALL, NEWPORT, ISLE OF WIGHT - FABRIC REPAIRS

### SUMMARY

May 2021

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#### Works

Scaffolding		295,400
Roof		348,900
Tower		28,900
External Walls		307,400
External Doors and Windows		59,600
Internal work		89,700

**SUB-TOTAL** 1,129,900

#### Risk (Contingency allowance)

17.5% 197,700

**SUB-TOTAL INCLUDING RISK** 1,327,600

#### Preliminaries

17% 225,700

**SUB-TOTAL AT CURRENT PRICES** 1,553,300

#### Inflation to 2nd Qtr 2022

5% 77,700

**TOTAL: ESTIMATED CONTRACT SUM** 1,631,000

#### Professional Fees

18% 291,700

**TOTAL: ESTIMATED PROJECT COST EXCLUDING VAT** 1,922,700

#### VAT

20% 384,540

**TOTAL: ESTIMATED PROJECT COST INCLUDING FEES AND VAT** 2,307,240

**COST PER M2 GFA** 1,648

walker associates



# ORDER OF COST ESTIMATE

## GUILDHALL, NEWPORT, ISLE OF WIGHT - FABRIC REPAIRS

### NOTES

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#### PURPOSE OF ORDER OF COST ESTIMATE

The purpose of an order of cost estimate is to establish if the proposed building project is affordable and, if affordable, to establish a realistic cost limit for the building project. The cost limit is the maximum expenditure that the employer is prepared to make in relation to the completed building project, which will be managed by the project team (i.e. authorised budget)

#### SCHEDULE OF INFORMATION USED

- 1 Asset Management floor plan No.00013asset01/A
- 2 Oxley Conservation schedule of proposed repairs
- 3 Photographs taken 31 March 2021
- 4 Google Earth and Streetview images

#### LIST OF EXCLUSIONS

- 1 Works to the interior of the building except repairs to plaster work, structural work to floors and making good in association with other repairs (e.g. lintol replacement)
- 2 Works to building services other than work incidental to the fabric repairs.
- 3 Provision for wildlife
- 4 Removal of asbestos, if present

#### LIST OF ASSUMPTIONS

- 1 Works to be procured on a single stage selective tender basis using an unmodified form of JCT contract
- 2 Works assumed to commence 2nd quarter 2022 and have a duration of some 44 weeks
- 3 Contractor will be permitted to close and occupy part of the public highway to erect scaffolding and maintain space for deliveries, storage and site cabins
- 4 Works would be undertaken under a temporary roof supported by a free-standing scaffold structure
- 5 Contractor may work a standard working week and have access out of hours if required
- 6 Assumptions as to the nature/ extent of work (where unknown) stated in the estimate
- 7 Risk allowances have been included at design stage to cover development and firming up of the design and scope of works and at construction stage to cover unforeseen work revealed as the works progress.
- 8 Some elements of the estimate are subject to assumption to the nature/ extent of work, as noted in the detail of the estimate.

**ORDER OF COST ESTIMATE**  
**GUILDHALL, NEWPORT, ISLE OF WIGHT - FABRIC REPAIRS**  
**ESTIMATE DETAIL**

Item	Quantity	Rate (£)	Amount	Section Totals
<b>Scaffolding</b> Independent scaffolding and temporary roof; hoardings, electrics, alarms, hoist, loading platform	696 m2	424.38	295,370.37	
<b>Sub-total Scaffolding</b>			<b>295,370</b>	<b>295,400</b>
<b>Roof</b> Stripping existing and recovering Welsh slate on battens and felt; allowance for leadwork to abutments, dormers, ridge, hips lead flat roofing; new Code 6 lead; allowances for upstands and downstands, flashings and gutters mineral felt roofing; replacing with single ply membrane asphalt roofs; replacing with lead; allowances for boundary details and gutters Carpentry budget allowance for sundry timber repairs/modifications reprofile deck to north west flat roof to achieve LSA standards rebuild dormers Insulation allowance for improving insulation; wood-fibre materials; ventilation Skylights replace existing pyramid skylight in hardwood replace existing modern skylights with same Rainwater goods remove and refix downpipe stacks; overhaul; redecorate allow for replacement pipes Allow for 1Nr additional downpipe and associated drainage Remove and replace pigeon netting/deterrents Allowance for replacing lightning arrest	376 m2 19 m2 105 m2 46 m2 1 Item 19 m2 3 Nr 500 m2 1 Nr 3 Nr 4 Nr 20 m 1 Nr 1 Item 1 Item	325.00 640.00 180.00 670.00 50,000.00 150.00 3,500.00 100.00 8,000.00 1,500.00 750.00 75.00 15,000.00 10,000.00 8,000.00	122,200.00 12,160.00 18,900.00 30,820.00 50,000.00 2,850.00 10,500.00 50,000.00 8,000.00 4,500.00 3,000.00 1,500.00 15,000.00 10,000.00 8,000.00	
<b>Sub-total Roof</b>			<b>348,930</b>	<b>348,900</b>
<b>Tower</b> Clock overhaul, clean, reinstate clock face Replace ferrous fixings with stainless steel overhaul mechanism decorate frame Masonry repairs to external stonework repointing stainless steel cramp fixings at cracks	4 Nr 1 Item 1 Item 1 Item 1 Item 24 m2 50 Nr	2,700.00 1,530.00 1,000.00 790.00 7,450.00 150.00 75.00	10,800.00 1,530.00 1,000.00 790.00 7,450.00 3,600.00 3,750.00	
<b>Sub-total Tower</b>			<b>28,920</b>	<b>28,900</b>
<b>External Walls</b> DOFF/JOS cleaning removing masonry paint cleaning stonework Window lintol repairs investigate lintols cutting out defective lintols and replace in oak making good render externally making good lime plaster internally Masonry repairs Balconies remove asphalt covering to south balcony budget allowance for stone repairs to paving budget allowance for stone repairs to balustrade repair and redecorate metal decorative balustrades	789 m2 262 m2 20 Nr 20 Nr 20 Nr 20 Nr 38 m2 1 Item 1 Item 8 Nr	30.00 20.00 35.00 1,050.00 120.00 150.00 50.00 11,900.00 11,900.00 1,000.00	23,670.00 5,240.00 700.00 21,000.00 2,400.00 3,000.00 1,900.00 11,900.00 11,900.00 8,000.00	

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Item	Quantity	Rate (£)	Amount	Section Totals
allowance for releading between columns	8 Nr	950.00	7,600.00	
Cornice				
budget allowance for repairs to damaged/weathered detailing	1 Item	27,200.00	27,200.00	
Columns				
budget allowance for indent repairs	1 Item	18,300.00	18,300.00	
remove ferrous fixings; stonework repair; retip ferrous work in bronze	64 Nr	250.00	16,000.00	
Copings				
budget allowance for lifting and replacing sections of coping	13 m	450.00	5,850.00	
budget allowance for general repair, west parapet	1 Item	7,900.00	7,900.00	
Leadwork				
allowance for lead coverings to copings	80 m	350.00	28,000.00	
allowance for lead cappings to cornices	77 m	175.00	13,475.00	
Render work				
allowance for removing/replacing damaged Roman cement render	20% 158 m2	95.00	15,010.00	
allowance for removing/replacing damaged modern cement render	20% 158 m2	75.00	11,850.00	
Extra over for lining out	316 m2	15.00	4,740.00	
budget allowance for substrate repair	1 Item	21,950.00	21,950.00	
Decorations				
Keim paint decoration to rendered walls	789 m2	36.00	28,404.00	
colour wash to columns	130 m2	30.00	3,900.00	
regilding	1 Item	1,000.00	1,000.00	
taking down, refixing, redecorating flag pole	1 Item	1,500.00	1,500.00	
M&E Services				
allowance for services engineers to isolate/remove/refix services attached to the building	1 Item	5,000.00	5,000.00	
<b>Sub-total Ground Floor</b>			<b>307,389</b>	<b>307,400</b>
<b>External Doors and Windows</b>				
Overhaul windows				
extensive overhaul; draught proof, repair, decorate	20 Nr	1,750.00	35,000.00	
lighter overhaul; draught proof, repair, decorate	20 Nr	750.00	15,000.00	
Overhaul doors; extensive overhaul; draught proof, repair, decorate	4 Nr	2,400.00	9,600.00	
<b>Sub-total Building Services</b>			<b>59,600</b>	<b>59,600</b>
<b>Internal Work</b>				
Floor repairs				
opening up work to investigate floor structures	40 Hrs	35.00	1,400.00	
materials in association with opening up	1 Item	1,000.00	1,000.00	
provisional allowance for repairs	320 Hrs	35.00	11,200.00	
materials in association with repairs	1 Item	5,500.00	5,500.00	
allowance for repairing steps in clock tower	16 Hrs	35.00	560.00	
materials in association with repairs	1 Item	100.00	100.00	
Wall repairs				
allowance for replacing lath and plaster	75 m2	325.00	24,375.00	
allowance for replacing lath and plaster in clock tower lower walls	15 m2	325.00	4,875.00	
provisional allowance for repairs to cornice	160 Hrs	35.00	5,600.00	
materials in association with repairs	1 Item	2,500.00	2,500.00	
provisional allowance for repairs to stud partition	160 Hrs	35.00	5,600.00	
materials in association with repairs	1 Item	2,500.00	2,500.00	
Ceiling repairs				
allowance for replacing lath and plaster	70 m2	350.00	24,500.00	
<b>Sub-total Internal Works</b>			<b>89,710</b>	<b>89,700</b>

**ORDER OF COST ESTIMATE**  
**LAMPLIGHTERS**  
**COST RISK SCHEDULE**

Ref	Risk Description	Commencing Risk		Control Method	Risk Allowance		
		Impact	Risk Level		Quantity	Rate (£)	Amount (£)
<b>Design development risks</b>							
	General development of design during Project Development Phase			'Design' in this case is largely a function of extent of work required. Some residual risk associated with detailed scheduling of repairs. At this stage, allow a contingency	2.5 %	1,129,900	28,200
	Thermal insulation requires detailed design consideration			Lump sum allowance included in estimate.			
	Consideration of added leadwork protection to sky surfaces of masonry			Not strictly a requirement but allowance included in consideration of improvement to protection of high level masonry and opportunity to be taken whilst scaffolding is in place			
	Discovery of hidden defects.			Targetted opening up works recommended; especially in roof and floor structures and window lintols. Allow a contingency for defects discovered	5.0 %	1,129,900	56,500
	Repairs to windows uncertain			Detailed schedule required but for the purposes of estimate an allowance has been included for half the windows to undergo an extensive overhaul and repair and half a lighter treatment			
	Improvement to pigeon deterrent			Specialist input required. Allowance included in the estimate for replacement measures			
	Improvement to lightning arrest system			Specialist survey required; allowance included in the estimate for a new installation			
	Rainwater disposal installation undersized			Calculations required. Allowance included in the estimate for 1Nr additional downpipe.			
	Repairs to clock			Assessment of mechanism and parts to be undertaken by a specialist. Allowance in the estimate for a general service/overhaul, cleaning and replacement of rusting fixings			
	Extent of internal plasterwork repair unknown			Detailed survey required using access equipment; although full extent unlikely to be known before works are in progress. Provisional allowance included in the estimate along with consideration within general contingency allowance at construction stage			
	Potential presence of asbestos			Risk is unknown, survey required. Risk is excluded at this point.			0
	Practicalities of setting up scaffolding and working compound in restricted site			Scaffolding price based on similar scenario; preliminaries costs increased to provide for additional costs of site logistics			0
	Indication of higher rates of cost inflation due to materials shortages (although this may abate as the effect of Covid and Brexit subside) and evidence of overheating in the market			5% inflation included in the estimate for up to 1 year			0
<b>Construction risks</b>							
	'Known unknown' risks: i.e. elements where it is known that work is required but the extent is unknown until uncovering work has taken place - e.g. repairs to existing structures			Provisional sums and provisional allowances included in the estimate based on assumptions stated.			0
	'Unknown unknown' risks - additional works arising that were not envisaged at design stage.			Allow a general contingency	10.0 %	1,129,900	113,000
<b>Employer change risks</b>							
	Change in scope of works			Budget to be amended in line with any scope change			0
	Changes in programme			Set realistic programme - budget to be reviewed if any changes			0
<b>Employer other risks</b>							
	Pricing risk in fees			Refer to 'Fees' section of the estimate for allowances made.			0
	Additional consultancies not considered at feasibility stage			Allowance included for sundry further additional fees.			0
<b>TOTAL RISK ALLOWANCE</b>							<b>197,700</b>

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**PROFESSIONAL FEES**

Item	Quantity	Rate (£)	Amount	Section Totals
<b>PROFESSIONAL FEES</b>				
Design consultant (Architect/ Building Surveyor)	9 %	1,631,000.00	146,790.00	
Structural Engineer	1 Item	20,000.00	20,000.00	
QS	3 %	1,631,000.00	48,930.00	
CDM advisor	0.5 %	1,631,000.00	8,155.00	
Project development consultancies:				
Asbestos survey	1 Item	4,000.00	4,000.00	
Clock survey	1 Item	750.00	750.00	
Lightning arrest survey	1 Item	750.00	750.00	
Survey of windows	1 Item	1,500.00	1,500.00	
Pigeon deterrence survey	1 Item	750.00	750.00	
Rainwater disposal and drainage survey	1 Item	1,000.00	1,000.00	
Consideration of thermal insulation strategy	1 Item	2,500.00	2,500.00	
Survey of buildings services which may be impacted by or impact upon the works - tracing cables, etc.	1 Item	1,500.00	1,500.00	
Targetted opening up works and reporting	1 Item	20,000.00	20,000.00	
Revised cost plan following project development work	1 Item	2,500.00	2,500.00	
Allowance for miscellaneous additional consultancy	2 %	1,631,000.00	32,620.00	
				<b>291,700</b>
<b>TOTAL FEES</b>				<b>291,700</b>