

2 Grace Hill Repair Cost Estimate

These costs are from an assessment undertaken in May 2024 by a Chartered Building Surveyor. They are based on the current use of the building and cost data (BCIS rates) provided by the Building Cost Information Service (BCIS), which is part of the Royal Institution of Chartered Surveyors (RICS). These rates are used for estimating the costs of construction projects, including repair and refurbishment projects. These costs are estimates. KCC has not tendered the work at this stage and if it were, it would be tendered using a mini competition between a range of suitable contractors against a scope of works.

Date:	15/05/2024
Scheme:	Folkestone Grace Hill Library
Employer:	Kent County Council
Address:	2 Grace Hill, Folkestone CT20 1HD
Description:	External repairs and enhancements for assessing, gutters, and downpipes, extensive internal repairs, redecoration, and replacement of floor coverings.

1.0 Facilitating Works	Quant	Unit	Rate	Total
1.1 Scaffolding Quote 32 weeks	1	nr	£67,156.00	£67,156
1.2 Scaffolding hire additional 20 weeks	20	nr	£800.00	£16,000
1.3 Internal Scaffolding (Bird Cage)	1	nr	£30,000.00	£30,000
1.4 Asbestos Survey	1	nr	£ 3,000.00	£3,000
1.5 Remove redundant galvanised water tanks left in the roof	1	nr	£ 2,500.00	£2,500
1.6 Surveying existing underground drainage.	1	nr	£ 4,500.00	£4,500
Total carried forward:				£123,156

2.0 Roof access improvements	Quant	Unit	Rate	Total
2.1 Install walkways through roof void, with handrailing either side	1	nr	£75,000.00	£75,000
2.2 Walkway lighting	1	nr	£ 8,000.00	£ 8,000
2.3 Convert lead capping's and historical vents to opening hatches	2	nr	£ 4,500.00	£ 9,000
2.4 Install opening hatches in pitch roof.	2	nr	£ 2,500.00	£ 5,000
2.5 Install fire door in roof void	3	1	£ 2,250.00	£ 6,750
2.6 Install firebreaks to roof void	1	p sum	£35,000.00	£35,000
2.7 Create a roof void fire detection zone and install smoke / fire detectors	1	nr	£ 7,500.00	£ 7,500
2.8 Install 1180 x 940 Velux window kit to form roof vent	2	nr	£ 2,500.00	£ 5,000
2.9 Discrete key clamp handrailing on roof	4	nr	£ 1,500.00	£ 6,000
2.10 Roof repairs, renew damaged tiles, install closure flashings, eaves trays etc.	1	p sum	£30,000.00	£30,000
2.11 Strip and renew kent peg roof covering on front elevation	1	p sum	£15,000.00	£15,000
Total carried forward:				£ 202,250

3.0 Roof Gutter and Parapet Improvements	Quant	Unit	Rate	Total
3.1 Bird mesh to 7No parapet areas	7	nr	£ 3,500.00	£24,500
3.2 Pigeon neutralisation and guarno cleaning each month	9	nr	£ 3,000.00	£27,000
3.3 Hopper modifications, including incorporation of overflows	7	m2	£ 3,000.00	£21,000
3.4 Additional downpipes	122.5	lm	£ 350.00	£42,875
3.5 Renew downpipes 4" cast iron ogee	112.5	lm	£ 350.00	£39,375
3.6 Allowance for builders works and repairs to brickwork	1	p sum	£12,500.00	£12,500
3.7 Lead work repairs to parapet gutters	1	p sum	£20,000.00	£20,000
3.8 Repairs to parapet coping stones 7nr	1	p sum	£20,000.00	£20,000
3.9 Gulley improvements	7		£ 600.00	£ 4,200
Total carried forward:				£ 211,450

4.0 Windows & Doors	Quant	Unit	Rate	Total
4.1 Strip & resin repair casement windows - Severe	30	nr	£2,550.00	£ 76,500
4.2 Strip & repair casement windows light repair	23	nr	£1,550.00	£ 35,650
4.3 Supply and fit new purpose made windows - sliding sash.	25	nr	£5,000.00	£125,000
4.4 Supply and fit new purpose made windows - casements.	10	nr	£2,250.00	£ 22,500
4.5 Supply and fit new purpose made sliding sashes	25	nr	£ 700.00	£ 17,500
4.6 Renew sash cords and parting beads	50	nr	£ 55.00	£ 2,750
4.7 Renew casement fasteners etc	25	nr	£ 30.00	£ 750
4.8 Putty repairs to glazing	12	nr	£ 500.00	£ 6,000
4.9 Strip and redecorate external doors	24	nr	£ 750.00	£ 18,000
4.10 Rebuild internal box frame linings	55	nr	£1,200.00	£ 66,000
4.11 Redecorate 86Nr external windows	86	nr	£ 450.00	£ 38,700
Total carried forward:				£ 409,350

5.0 Internal repairs & refurbishment	Quant	Unit	Rate	Total
5.1 Room B.001				
5.1.1 Renew of floor covering, remove existing and	8.58	m2	£45.00	£386
5.1.2 Decorate Walls and Ceiling	24	m2	£36.00	£864
5.2 Room B.002				
5.2.1 Renew of floor covering, remove existing and	4.66	m2	£45.00	£210
5.2.2 Decorate Walls and Ceiling	9	m2	£36.00	£324
5.3 Room B.004				
5.3.1 Repairs to bathroom appliances	1	p sum	£3,000.00	£3,000
5.3.2 Renew of floor covering, remove existing and	12.02	m2	£45.00	£541
5.3.3 Decorate Walls and Ceiling	32.02	m2	£36.00	£1,153
5.4 Room B.005				
5.4.1 Renew of plaster, hack off and reinstate	6	m2	£250.00	£1,500
5.4.2 Renew of floor covering, remove existing and	71	m2	£45.00	£3,195
5.4.3 Decorate Walls and Ceiling	151	m2	£36.00	£5,436
5.5 Room B.006				-
5.5.1 Renew of floor covering, remove existing and	6	m2	£45.00	£270
5.5.2 Decorate Walls and Ceiling	15.4	m2	£36.00	£554
5.6 Room B.007				
5.6.1 Renew of floor covering, remove existing and	9.23	m2	£45.00	£415
5.6.2 Decorate Walls and Ceiling	9.23	m2	£36.00	£332
5.7 Room B.009				
5.7.1 Renew of floor covering, remove existing and	22	m2	£45.00	£990
5.7.2 Decorate Walls and Ceiling	42	m2	£36.00	£1,512
5.8 Room B.013				
5.8.1 Renew of plaster, hack off and reinstate	9.6	m2	£250.00	£2,400
5.8.2 Renew of ceilings, cutaway and reinstate	4	m2	£250.00	£1,000
5.8.3 Prime walls and treat for salt damage	10	m2	£20.00	£200
5.8.4 Removal skirting and architrave and reinstate	6	lm	£25.00	£150
5.8.5 Renew of floor covering, remove existing and reinstate	10	m2	£45.00	£450
5.9 Room B.015				
5.9.1 Remove plasterboard and stud walls and reinstate	7.2	m2	£175.00	£1,260
5.9.2 Renew boxing and window window reveals	1	nr	£1,350.00	£1,350
5.9.3 and reinstate Hack off slat damaged plaster to walls	10	m2	£25.00	£250
5.9.4 Prime walls and treat for salt damage and replaster	10	m2	£140.00	£1,400
5.9.5 Renew of ceilings, cutaway and reinstate	6	lm	£250.00	£1,500
5.9.6 Removal skirting and architrave and reinstate	3	m2	£25.00	£75
5.9.7 Renew of floor covering, remove existing and reinstate	32.3	m2	£45.00	£1,454
5.9.8 Decorate Walls and Ceiling	50	m2	£36.00	£1,800
5.10 Room G.001/2				
5.10.1 Renew of floor covering, remove existing and	58	m2	£65.00	£3,770
5.10.2 Decorate Walls and Ceiling	195	m2	£36.00	£7,020

5.11 Room G.003				
5.11.1 Renew of floor covering, remove existing and	8.1	m2	£45.00	£365
5.11.2 Decorate Walls and Ceiling	35	m2	£36.00	£1,260
5.11.3 Repairs to bathroom appliances	1	m2	£3,000.00	£3,000
5.12 Room G.004				
5.12.1 Renewal of plaster, hack off and reinstate	127.6	m2	£250.00	£31,900
5.12.2 Renew of ceilings, cutaway and reinstate	38	m2	£175.00	£6,650
5.12.3 Prime walls and treat for salt damage	130	m2	£30.00	£3,900
5.12.4 Replace and repair ornate architraves and skirtings	125	m2	£200.00	£25,000
5.12.5 Renew of floor covering, remove existing and	330	m2	£80.00	£26,400
5.12.6 Repairs to existing floor substructure	815	m2	£36.00	£29,340
5.12.7 Fake timber beam casings, rot and water	1	nr	£5,000.00	£5,000
5.13 Room G.005				
5.13.1 Renew of floor covering, remove existing and	7.8	m2	£45.00	£351
5.13.2 Decorate Walls and Ceiling	7.8	m2	£36.00	£281
5.14 Room G.006				
5.14.1 Renew of floor covering, remove existing and	31	m2	£45.00	£1,395
5.14.2 Decorate Walls and Ceiling	125	m2	£36.00	£4,500
5.15 Room G.007				
5.15.1 Renew of floor covering, remove existing and	57	m2	£45.00	£2,565
5.15.2 Repairs to ceilings and walls	10	m2	£250.00	£2,500
5.15.3 Decorate Walls and Ceiling	180	m2	£36.00	£6,480
5.16 Room G.008/9				
5.16.1 Renew of floor covering, remove existing and	16.3	m2	£45.00	£734
5.16.2 Repairs to ceilings and walls	10	m2	£250.00	£2,500
5.16.3 Decorate Walls and Ceiling	33	m2	£36.00	£1,188
5.17 Room F.001				
5.17.1 Renew of floor covering, remove existing and	42	m2	£45.00	£1,890
5.17.2 Decorate Walls and Ceiling	168	m2	£36.00	£6,048
5.18 Room F.002				
5.18.1 Renew of plaster, hack off and reinstate	20	m2	£250.00	£5,000
5.18.2 Renew of ceilings, cutaway and reinstate	15	m2	£175.00	£2,625
5.18.3 Prime walls and treat for salt damage	20	m2	£35.00	£700
5.18.4 Replace and repair ornate architraves and	10	m2	£200.00	£2,000
5.18.5 Replace box frames	3	nr	£1,800.00	£5,400
5.18.6 Decorate Walls and Ceiling	70	m2	£18.00	£1,260
5.18.7 Renew of floor covering, remove existing and	27	m2	£45.00	£1,215
5.18.8 Decorate Walls and Ceiling	110	m2	£45.00	£4,950
5.19 Room F.003				
5.19.1 Renew of plaster, hack off and reinstate	25	m2	£250.00	£6,250
5.19.2 Renew of ceilings, cutaway and reinstate	15	m2	£175.00	£2,625
5.19.3 Prime walls and treat for salt damage	25	m2	£35.00	£875
5.19.4 Replace and repair ornate architraves and	10	lm	£200.00	£2,000
5.19.5 Replace box frames	1	nr	£1,800.00	£1,800
5.19.6 Renew of floor covering, remove existing and	30	m2	£45.00	£1,350
5.19.7 Decorate Walls and Ceiling	123	m2	£36.00	£4,428
5.20 Room F.004				
				-

5.20.1 Renew of floor covering, remove existing and	28	m2	£45.00	£1,260
5.20.2 Decorate Walls and Ceiling	101	m3	£36.00	£3,636
5.21 Room F.005				-
5.21.1 Renew of plaster, hack off and reinstate	20	m2	£250.00	£5,000
5.21.2 Renew of ceilings, cutaway and reinstate	20	m2	£175.00	£3,500
5.21.3 Prime walls and treat for salt damage	20	m2	£20.00	£400
5.21.4 Replace and repair ornate architraves and	15	m2	£200.00	£3,000
5.21.5 Renew of floor covering, remove existing and	165	m2	£80.00	£13,200
5.21.6 Decorate Walls and Ceiling	441	m2	£18.00	£7,938
5.22 Room F.006				
5.22.1 Renew of plaster, hack off and reinstate	75	m2	£250.00	£18,750
5.22.2 Renew boxing and window window reveals	20	m2	£250.00	£5,000
5.22.3 Prime walls and treat for salt damage	75	m2	£30.00	£2,250
5.22.4 Renew of ceilings, cutaway and reinstate	65	m2	£175.00	£11,375
5.22.5 Replace and repair ornate architraves and skirtings	60	lm	£200.00	£12,000
5.22.6 Renew of floor covering, remove existing and reinstate	123	m2	£125.00	£15,375
5.22.7 Decorate Walls and Ceiling	291	m2	£36.00	£10,476
5.23 Room F.009				
5.23.1 Renew of plaster, hack off and reinstate	30	m2	£250.00	£7,500
5.23.2 Prime walls and treat for salt damage	30	m2	£30.00	£900
5.23.3 Renew of ceilings, cutaway and reinstate	15	m2	£175.00	£2,625
5.23.4 Replace and repair ornate architraves and skirtings	15	lm	£200.00	£3,000
5.23.5 Renew of floor covering, remove existing and reinstate (Woodblock)	97	m2	£80.00	£7,760
5.23.6 Decorate Walls and Ceiling	203	m2	£36.00	£7,308
5.24 Room F.010				
5.24.1 Renew of plaster, hack off and reinstate	25	m2	£150.00	£3,750
5.24.2 Prime walls and treat for salt damage	25	m2	£20.00	£500
5.24.3 Renew of ceilings, cutaway and reinstate	30	m2	£175.00	£5,250
5.24.4 Replace and repair ornate architraves and skirtings	20	lm	£200.00	£4,000
5.24.5 Renew of floor covering, remove existing and reinstate (Woodblock) Decorate Walls and	59	m2	£80.00	£4,720
5.24.6 Ceiling	203	m2	£36.00	£7,308
Total carried forward:				£ 418,266

6.0 Services		Quant	Unit	Rate	Total
6.1	Electrical test	1	nr	£ 2,000.00	£ 2,000
6.2	Recommission mechanical services, refill heating system	1	nr	£10,000.00	£10,000
6.3	Gas Test	1	nr	£ 1,000.00	£ 1,000
6.4	Water Test	1	nr	£ 1,000.00	£ 1,000
6.5	Electrical repairs	1	p sum	£40,000.00	£40,000
Total carried forward:					£ 54,000

Net Construction Costs:					£1,418,472
--------------------------------	--	--	--	--	-------------------

7.0 Prelims, O H & P, Risk, Contingency				
7.1	Prelims, Overheads & Profit	%	20	£283,694
7.2	Risk & Contingency	%	10	£141,847
7.3	Risk - access	%	5	£ 70,924
7.4	Risk - Replacement of floor covering, allowance for levelling, or structural repairs	%	5	£ 70,924
Total carried forward:				£567,389

8.0 Provisional Sums				
8.1	Additional damp related repairs to basement are			£ 30,000
8.2	Undertaking repairs to the existing underground drainage and improvements			£ 35,000
8.3	Additional plaster repairs to cornices and mouldings			£100,000
8.4	Unforeseen Structural repairs related to water ingress.			£ 75,000
Provisional Sums Total:				£240,000

Gross Construction Costs:				£2,225,860
----------------------------------	--	--	--	-------------------

9.0 Other fees				
9.1	Professional fees	%	9.0	£200,327
9.2	Building Control			£ 2,000
9.3	Listed Building applications			£ 10,000
9.4	Planning Permission applications			£ 5,000
Provisional Sums Total:				£217,327

10.0 Total Project Costs

10.1	Total Costs (Excluding VAT)				£2,443,188
10.2	VAT at 20%	%	20	20	£ 488,638

Project Total:	£2,931,825
-----------------------	-------------------

Cost Estimate Overview			
1.0	Facilitating Works		£ 123,156
2.0	Sub-structure		£ 202,250
3.0	Super-structure		£ 211,450
4.0	Internal Finishes		£ 409,350
5.0	Fittings, Furnishings and Equipment		£ 418,266
6.0	Services		£ 54,000
7.0	Prelims, OH&P, Risk, Contingency		£ 567,389
8.0	Provisional Sums		£ 240,000
9.0	Other Fees		£ 217,327
10.0	Total Project Costs		
		Excluding VAT	£2,443,188
		VAT at 20%	£ 488,638
		Total:	£2,931,825

Qualifications	
1	No costs have been allowed for dealing with asbestos or contamination
2	No costs have been allowed for diversion of services
3	Full, general refurbishment of the building is not included
4	Costs assume that works will be awarded to one main contractor with full possession of the site during the construction phase
5	Building is grade I listed, a risk pot of 15% has been allowed for changes and additional works not foreseen.
6	Provisional sums have been included for the risk of increased capacity requirement for tanking, drainage repairs and unforeseen structural repairs
7	A 5% risk pot has been allocated to address access issues arising from the absence of onsite parking and the property's location in the town center
8	A 5% contingency has been set aside to cover expenses related to leveling or structural repairs for the flooring in conjunction with the installation of new floor coverings.