
D.R. NOLANS & CO

— CHARTERED QUANTITY SURVEYORS —

Cost Plan

for

Dover, St. James

for

Dover District Council

January 2019

D. R. Nolans & Co.,
Chartered Quantity Surveyors,
Unit 2 Abbeygate Court,
Stockett Lane,
Maidstone,
Kent, ME15 0PP

Dover, St James**Cost Plan**

	<u>Quantity</u>	<u>Unit</u>	<u>Rate</u>		<u>Total</u>	
				Priority A	Priority B	Priority C
Temporary & General Works						
Provision and installation of scaffold girdle to both sides of North Tower including bracing through window openings including protecting around openings - Scaffold to be purchased as not sure when latter phases of work will take place. NB this is erection only, dismantle will be an additional charge.	108	m2	50	5,400.00		
Add for 60 months of scaffold checks and minor maintenance say	60	No.	300	18,000.00		
Hoarding to base of last including all framing and decorations etc.	36	m2	75	2,700.00		
Provide and install timber propping to support high level window	1	No	1500	1,500.00		
Provisional allowance for removal of guano build up within opening to North Tower	1	No	300	300.00		
Undertake environmental clean to last area following removal of material	1	No	750	750.00		
Temporary screen installed behind gate to stop animal access to area	1	No	150	150.00		
Treat vegetation to all areas with plant/weed killer and remove vegetation to head of wall	1	No	200	200.00		
EO last for removing all vegetation to head of wall	1	No	550	550.00		
External Face of North Elevation: Proposed works (1/2)						
Consolidate loose stones as required and apply lime flaunching capping to wall head about 650 mm wide including building in isolated flints to gaps and ledges as required	10	m2	125	1,207.50		
Carefully take down where loose and rebuild high level masonry including bedding and pointing all as required leaving with secure fixing to existing	2	m2	350	700.00		

Carefully break out existing cementitious capping to head of wall	10	m2	30	289.80
Consolidate top of wall including taking down sections and rebuilding as required and generally infilling areas with isolated flints	18	m	100	1,795.00
Provide and install new green capping layer to head of wall comprising 2 layers commercial turf secured with hazel pegs and top layer of local turf including rolling round at edges	18	m	75	1,346.25
Re-point all loose and open joints, including deep pointing to voids.				
In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	2	m2	100	150.00
<u>Rake out and re-point all loose and open joints generally to flint/stone walling</u>				
In areas up to 0.5m2	2	No	75	150.00
In areas up to 1m2	1	No	75	75.00
In areas exceeding 1m2	12	m2	100	1,182.00
<u>Replace missing / failed quoins and ashlar masonry</u>				
<u>Carefully cut away existing stone section and piece in new section of stone to match existing for average depth of 250 mm including all bedding and pointing and making good surrounding area generally (all items scaled from drawings, stones should be measured on site for firm prices.)</u>				
Stone size about 175 x 200 mm	1	No	175	175.00
Ditto but size about 250 x 425 mm	1	No	350	350.00
Ditto but size about 250 x 175 mm	1	No	190	190.00
Ditto but size about 275 x 300 mm	1	No	300	300.00
Ditto but to arched head of window size about 600 x 275 mm	1	No	450	450.00
Ditto but to arched head window jamb size about 200 x 400 mm	1	No	375	375.00

**External Face of North Elevation: Condition
Survey (2/2)**

Consolidate loose stones as required and apply lime flaunching capping to wall head about 650 mm wide including building in isolated flints to gaps and ledges as required	9	m2	125	1,181.25
Carefully take down where loose and rebuild high level masonry including bedding and pointing all as required leaving with secure fixing to existing	0	m2	350	0.00
Carefully break out existing cementitious capping to head of wall	9	m2	30	283.50
Consolidate top of wall including taking down sections and rebuilding as required and generally infilling areas with isolated flints	14	m	100	1,350.00
Provide and install new green capping layer to head of wall comprising 2 layers commercial turf secured with hazel pegs and top layer of local turf including rolling round at edges	14	m	75	1,012.50
Take down isolated section of stone walling where becoming unstable including propping areas as required and rebuild area including existing stones including all bedding and pointing and building into existing as required	5	m2	350	1,827.00
Extra over last for providing new sections of stone as required	3	m2	200	522.00
Re-point all loose and open joints, including deep pointing to voids.				
In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	0	m2	100	0.00
<u>Rake out and re-point all loose and open joints generally to flint/stone walling</u>				
In areas up to 0.5m2	2	No	75	150.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	23	m2	100	2,312.00

Replace missing / failed quoins and ashlar masonry

Carefully cut away existing stone section and piece in new section of stone to match existing for average depth of 250 mm including all bedding and pointing and making good surrounding area generally (all items scaled from drawings, stones should be measured on site for firm prices.)

Ditto but size about 200 x 200 mm	7	No	200	1,400.00
Ditto but size about 300 x 200 mm	3	No	275	825.00
Ditto but size about 275 x 150 mm	1	No	225	225.00
Ditto but size about 400 x 150 mm	3	No	275	825.00
Ditto but size about 550 x 150 mm	2	No	300	600.00
Ditto but size about 650 x 300 mm	1	No	385	385.00
Ditto but size about 625 x 200 mm	2	No	375	750.00
Ditto but size about 450 x 200 mm	7	No	300	2,100.00
Ditto but size about 800 x 300 mm	1	No	400	400.00
Ditto but size about 250 x 200 mm	1	No	225	225.00
Ditto but size about 1000 x 250 mm	1	No	600	600.00
Ditto but to arched head of window size about 400 x 200 mm	1	No	350	350.00
Clean out and repoint cracks to abutment of west elevation say	1	No	500	500.00

Internal Face of North Elevation: Condition Survey (1/2)

Consolidate loose stones as required and apply lime flashing capping to wall head about 650 mm wide including building in isolated flints to gaps and ledges as required	0	m2	75	0.00
Carefully take down where loose and rebuild high level masonry including bedding and pointing all as required leaving with secure fixing to existing	0	m2	350	0.00
Carefully break out existing cementitious capping to head of wall	0	m2	30	0.00
Consolidate top of wall including taking down sections and rebuilding as required and generally infilling areas with isolated flints	0	m	100	0.00
Provide and install new green capping layer to head of wall comprising 2 layers commercial turf secured with hazel pegs and top layer of local turf including rolling round at edges	0	m	75	0.00

Take down isolated section of stone walling where becoming unstable including propping areas as required and rebuild area including existing stones including all bedding and pointing and building into existing as required	8	m2	350	2,695.00
Extra over last for providing new sections of stone as required	4	m2	200	770.00

Re-point all loose and open joints, including deep pointing to voids.

In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	0	m2	100	0.00

Rake out and re-point all loose and open joints generally to flint/stone walling

In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	31	m2	100	3,119.50

Replace missing / failed quoins and ashlar masonry

Carefully cut away existing stone section and piece in new section of stone to match existing for average depth of 250 mm including all bedding and pointing and making good surrounding area generally (all items scaled from drawings, stones should be measured on site for firm prices.)

Ditto but size about 300 x 200 mm	1	No	225	225.00
Ditto but size about 500 x 175 mm	1	No	325	325.00
Ditto but size about 800 x 200 mm	1	No	375	375.00
Ditto but size about 400 x 200 mm	3	No	300	900.00
Ditto but size about 250 x 200 mm	1	No	225	225.00

Internal Face of North Elevation: Condition Survey (2/2)

Consolidate loose stones as required and apply lime flaunching capping to wall head about 650 mm wide including building in isolated flints to gaps and ledges as required

0	m2	75	0.00
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Carefully take down where loose and rebuild high level masonry including bedding and pointing all as required leaving with secure fixing to existing

0	m2	350	0.00
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Carefully break out existing cementitious capping to head of wall	0	m2	30	0.00
Consolidate top of wall including taking down sections and rebuilding as required and generally infilling areas with isolated flints	0	m	100	0.00
Provide and install new green capping layer to head of wall comprising 2 layers commercial turf secured with hazel pegs and top layer of local turf including rolling round at edges	0	m	75	0.00
Take down isolated section of stone walling where becoming unstable including propping areas as required and rebuild area including existing stones including all bedding and pointing and building into existing as required	1	m2	350	514.50
Extra over last for providing new sections of stone as required	0	m2	200	88.20
Re-point all loose and open joints, including deep pointing to voids.				
In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	0	m2	100	0.00
<u>Rake out and re-point all loose and open joints generally to flint/stone walling</u>				
In areas up to 0.5m2		No	75	0.00
In areas up to 1m2	1	No	75	75.00
In areas exceeding 1m2	21	m2	100	2,100.00
<u>Replace missing / failed quoins and ashlar masonry</u>				
<u>Carefully cut away existing stone section and piece in new section of stone to match existing for average depth of 250 mm including all bedding and pointing and making good surrounding area generally (all items scaled from drawings, stones should be measured on site for firm prices.)</u>				
Stone size about 175 x 50 mm	1	No	150	150.00
Ditto but size about 200 x 30 mm	2	No	150	300.00
Ditto but size about 225 x 175 mm	1	No	200	200.00
Ditto but size about 275 x 325 mm	1	No	310	310.00
Ditto but size about 275 x 200 mm	5	No	225	1,125.00
Ditto but size about 700 x 100 mm	1	No	300	300.00
Ditto but size about 600 x 200 mm	1	No	350	350.00
Ditto but size about 800 x 300 mm	1	No	400	400.00
Ditto but size about 650 x 150 mm	1	No	300	300.00

Ditto but size about 450 x 275 mm	1	No	350	350.00
Ditto but size about 125 x 250 mm	1	No	200	200.00
Ditto but size about 250 x 200 mm	1	No	225	225.00
Ditto but size about 150 x 200 mm	1	No	200	200.00
Ditto but to arched head of window transom section with splayed sides size about 450 x 350 mm	1	No	400	400.00
Ditto but to arched head window jamb size about 150 x 300 mm	1	No	200	200.00
Provide mortar repair to cills to reweather external face overall size about 900 x 900 mm	2	No	50	100.00

External Face of West Elevation: Condition Survey

Consolidate top of wall including taking down sections and rebuilding as required and generally infilling areas with isolated flints	8	m	100	820.00
Provide and install new green capping layer to head of wall comprising 2 layers commercial turf secured with hazel pegs and top layer of local turf including rolling round at edges	8	m	75	615.00
Take down isolated section of stone walling where becoming unstable including propping areas as required and rebuild area including existing stones including all bedding and pointing and building into existing as required	7	m2	350	2,607.50
Extra over last for providing new sections of stone as required	4	m2	200	745.00
<u>Rake out and re-point all loose and open joints generally to flint/stone walling</u>				
In areas up to 0.5m2	0	No	75	0.00
In areas up to 1m2	0	No	75	0.00
In areas exceeding 1m2	22	m2	100	2,245.70
Clean out and repoint cracks to abutment of west/East elevation say	2	No	500	1,000.00
Undertake structural repairs to West elevation say	1	No	2500	2,500.00
Provisional allowance for consolidating West Portal	1	No	2500	2,500.00

Replace missing / failed quoins and ashlar masonry

Carefully cut away existing stone section and piece in new section of stone to match existing for average depth of 250 mm including all bedding and pointing and making good surrounding area generally (all items scaled from drawings, stones should be measured on site for firm prices.)

Stone size about 175 x 150 mm	14	No	175		2,450.00
Ditto but size about 225 x 175 mm	1	No	200		200.00
Ditto but size about 200 x 325 mm	4	No	250		1,000.00
Ditto but size about 300 x 200 mm	16	No	225		3,600.00
Ditto but size about 600 x 200 mm	2	No	350		700.00
Ditto but size about 650 x 200 mm	2	No	300		600.00
Ditto but size about 400 x 200 mm	6	No	300		1,800.00
Ditto but size about 200 x 200 mm	36	No	200		7,200.00
Ditto but size about 150 x 100 mm	12	No	150		1,800.00
Ditto but to moulded string course overall size about 100 x 250 mm	1	No	250		250.00
Ditto but size about 1000 x 250 mm	1	No	450		450.00
Ditto but moulded sections to door surround for various sizes and depths	8	No	300		2,400.00
				32,638.75	30,340.45
					45,135.00
Cherry Picker on hire to undertake priority A works	15	days	450	6,750.00	
Full scaffold to undertake Priority B & C works. Included in full against priority B work as it would be most cost effective to undertake all of these work in one phase rather than erecting and re-erecting the scaffolding					25,200.00
				39,388.75	55,540.45
					45,135.00
Preliminaries and protection etc. at 15% say				5,908.31	8,331.07
					6,770.25
				45,297.06	63,871.52
					51,905.25
OHP @ 15%				6,794.56	9,580.73
					7,785.79
				52,091.62	73,452.25
					59,691.04
Contingencies @ 15%				7,813.74	11,017.84
					8,953.66
Total for each Priority Phase of work				£ 59,905.37	84,470.08
					68,644.69
Total for all Phases of work combined				£ 213,020.14	

<i>Total for Phases B & C</i>	<i>153,114.78</i>
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<i>Add to last for inflation at 35% {BCIS Indices}</i> <i>(works likely to be undertaken in 3rd QTR 2024)</i>	<u><i>53,590.17</i></u>
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	<u><u><i>£ 206,704.95</i></u></u>
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Dover, St James**Estimate for High Priority Works**

	£	£
Temporary and General Works	29,600	
External Face of North Elevation (1/2)	1,900	
External Face of North Elevation (2/2)	1,200	
Internal Face of North Elevation (1/2) {Priority B & C works only}	0	
Internal Face of North Elevation (2/2) {Priority B & C works only}	<u>0</u>	
		32,700
Access		6,750
Preliminaries and Protection		<u>5,900</u>
		45,350
Add for Overheads and Profit		<u>6,800</u>
		52,150
Add for Contingencies		<u>7,823</u>
Total Cost of High Priority Works	£	<u><u>59,973</u></u>

*Further funds required to undertake remaining works as detailed
in main estimate. This includes allowance for inflation to 2024.*

206,705

Dover, St James

Cost Plan

Notes and Explanations

The estimated costs for the building works are based on the drawings prepared by Purcell and following a visit to the site

The allowance for the scaffolding costs to the North Tower are estimates for the purchase, erection and maintenance. No allowance has been included in these costs for the dismantling of this. We would advise obtaining competitive quotations from multiple providers before proceeding with this work.

An allowance for inflation has been estimated for the priority B & C works until 3rd QTR 2024 within these costs. This has been based on information provided by the BCIS. This shows forecast information up until, but no further than, 3rd QTR 2023. This indicates an increase in tender prices from 3rd QTR 2019 of 29%. Years 2022 and 2023 show an increase per annum of 6%. As such this has been added to the 29% forecast increase to 3rd QTR 2023 to provide a forecast until the client requested time of 2024. No further inflationary allowances have been included.

No allowance has been included in these costs for Professional fees and these should be included in any overall budget costs for the project.

No allowance has been made in these costs for any local authority/planning fees or the like.

These costs do not include for VAT.