

Repairs to Folly Tower, Faringdon, Oxon

for Faringdon Folly Tower Trust

Outline schedule of works and budget cost plan (31.1.23)

NB The following is based on items/costings included in section 4.00 of the 2021 ATA Condition Survey Report with an allowance of 20% for inflation between fourth quarter 2021 and third quarter 2023

<i>Item</i>	<i>Budget</i>
i) Carry out repairs and re-pointing to brickwork/stonework to external walls of the tower (assume approx. 20% re-pointing, 127m ² x £360/m ²)	£45,720
ii) Remedial work to Belvedere windows including temporary removal/re-fixing of joinery, re-form cill detail, repairs to joinery, replace defective glass, re-decoration (12no x £2,400/window)	£28,800
iii) Provide coating to asphalt roof to fill cracks and achieve reasonable falls; provide reflective paint coating (provisional)	£2,500
iv) Check steel frame/cables holding star decoration on tower roof; re-decorate steel frame; provisional figure of £1,000 for additional works	£2,800
v) Replace gas strut to roof access hatch	£400
vi) Investigation of horizontal cracking to internal face of walls of Lantern Room; metal detector survey and/or opening-up (provisional)	£1,000
vii) Works arising from investigation in vi) (provisional)	£12,000
viii) Clean perspex glazing in Lantern Room; re-fix inner sheets of perspex at base of window openings	£840
ix) Replace defective electrical conduit in Lantern Room; provisional figure of £500 for re-routing conduit cabling	£900
x) Further investigation of timber structure of Belvedere floor (by architect following opening-up) where bearing on west wall; remedial works to structure, if required (provisional £6000)	£6,500
xi) Further investigation (by structural engineer) of deflection in flights 9 and 10 of stairs; check condition of 'folding wedges' between newel posts and strings and carry out remedial work as necessary (provisional £3600 including access)	£4,000
xii) Re-fix loose sections of handrail to main stair	£375
xiii) Investigate condition of west end of plaster-cased beam/trimmer to side of stairs to ceiling of Belvedere; carry out remedial works (provisional £2500); make good plasterwork and decorations	£2,500
xiv) Commission test/inspection/report on lightning conductor installation; carry out remedial works as required (provisional £900)	£1,500
xv) Commission test/inspection/review/report on fire safety equipment; carry out remedial works as recommend (provisional £900)	£1,500
xvi) Remedial work to brick plinth on external face of tower	£2,000

xvii)	Re-decorate window joinery to main body of tower	£2,250
xviii)	Remedial work to wall/ceiling decoration in Belvedere Room including plaster repairs	£3,000
xix)	Remedial work to ground area adjacent to entrance door to tower (provisional)	£2,000
xx)	External scaffolding access, hoarding to base of scaffoldingm debris netting, hoist; temporary trackway to facilitate the above; all as required for 4.2.6 and 4.2.7 including 16 week hire	£84,000
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		£204,585
	Contractors OHP @ 15%	£30,688
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		£235,273
	Contingency	£20,000
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		£255,273
<i>Professional fees</i>		
	Architect, say	£30,000
	Structural engineer, say	£3,000
	Principal designer (CDM)	inc
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		£288,273
	VAT @ 20%	£57,655
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	TOTAL BUDGET PROJECT COST	<u>£345,928</u>

Notes:

- i) *Figures are intended to be a very rough guide only and are subject to inflation and fluctuation in the cost of labour and materials; figures are given for third quarter 2023 and should be adjusted accordingly taking into account inflation for forward planning; all figures relate only to works as specified and overseen by ATA.*
- ii) *Estimates are made on the basis that work will be carried out in groups of related items by contractors with suitable experience of working with old buildings, selected after a process of competitive tendering.*