

Brief Order of Cost Estimate
For Refurbishment and Associated Works
At
Dunsfold School
Dunsfold
Surrey
GU8 4EH

Dated 3rd January 2025

Prepared by: Neil Baker

Introduction

BWS have been asked to provide a brief cost assessment for the refurbishment of the existing school building adjacent to the already refurbished school house and this document has been provided as a very rough guide to expected costs.

It should be noted that these costs are based on very little information and no full specification of works. The building has been left empty for a number of years and there was no detailed survey carried out.

Neil Baker (BWS) attended the site and had a brief walk round of the area and was provided with information as noted elsewhere and these were the bases of the estimate.

It was noted that the building is listed at Grade 2 and the external works g=have taken this into consideration, it has been assumed that none of the internal features, or the canteen building fall within the listing.

Information received

The following documents were received and have been used in the preparation of the costs.

MAJ Architects Drawing – D19133_A_SK02 – Site Layout – Rev P1

MAJ Architects Drawing – D19133_A_SK03 – Proposed Floor Plan – Rev P1

Various Photographs

Outline Scope of Works

Notes to Cost Plan

All costs are exclusive of VAT as applicable

No allowance has been made for major repairs to existing culvert and it is assumed there are no restrictions to building over or any easements/ covenants in place which would affect the works.

It is assumed that the Canteen is not covered under the listing as it is within the curtilage of main building.

All measurements have been taken from sketch drawings and no check have been made as to the accuracy on site.

Materials costs are based on historical data and there have been no direct enquiries for this particular building.

It is assumed that all legal fees, etc involved in any permissions for the formation of the new entrance have been dealt with, or will be dealt with by others.

Included are the following percentage allowances

Main Contractors Preliminaries – 12%

Main Contractor Overheads and Profit – 10%

Contingency – 10%

Professional Fees – 12%

Cost Estimate

Element	Total Cost	Cost Per m2	Cost Per ft2
FACILITATING WORKS	50,750.00	302.08	28.06
SUBSTRUCTURE	4,460.00	26.55	2.47
SUPERSTRUCTURE	110,255.00	656.28	60.97
INTERNAL FINISHES	113,722.50	676.92	62.89
FF and E	10,000.00	59.52	5.53
SERVICES	85,000.00	505.95	47.00
EXTERNAL WORKS	96,900.00	576.79	53.58
SUB TOTAL	471,087.50	2,804.09	260.51
MAIN CONTRACTOR PRELIMS	49,680.00	295.71	27.47
MAIN CONTRACTOR OH&P	46,500.00	276.79	25.71
CONTINGENCY	56,726.75	337.66	31.37
TOTAL BUILD COSTS	623,994.25	3,714.25	345.06
ALLOWANCE FOR PROF FEES	74,879.31	445.71	41.41
GRAND TOTAL	698,873.56	4159.96	386.47

We understand that this is only a very brief appraisal but if there is anything further you need please contact Neil Baker on 07395 794873 in the first instance.