

30th April 2007

The Chairman
Winsham Jubilee Hall Committee

Winsham Jubilee Hall Refurbishment

As you know I have been preparing an analysis of the final account on the hall. I believe I now have all of the costs in and indeed we have closed the account with Fosseway Ltd at £89,000.00 This figure excludes my fee; it includes VAT where it had to be paid. This figure can be compared with our prediction of £80,871.00 (exclusive of fees) at the outset. It also can be compared with the grant application figure of £87,404.00 (inclusive of fees) In addition there were three amounts paid direct by the Treasurer and these should be taken into account.

The final total costs of the building work were therefore: -

Fosseway Ltd	£89,000.00
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Direct payments

Supply of Oak flooring	£2,574.10
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Supply of lights	£4,282.10
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Hammer Scaffold	<u>£1,776.60</u>
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Total spend	£97,632.80
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Therefore the overspend compared with the grant application is £ 10,228.80.00 if the fees are ignored, or £18,228.80 if the fees are paid.

An analysis of the final account indicates the following: -

- 1) Overrun in time The bird problem caused the two main parts of the contract to run sequentially rather than concurrent as had been intended. The additional works that were undertaken and the fact that the external envelope works were then pushed further into the winter then delayed the second part of the contract. This adversely affected costs in two ways. 1) We incurred additional scaffolding costs and 2) the labour costs increased because we then had more labour on site for longer. It is difficult to be precise in the situation that labour was paid on hourly or weekly rates. I estimate that the overrun in time cost us in the region of £1,320.00
- 2) Additional under floor ventilation. The requirement to increase the ventilation by a further 3 vents, two of which were taken to roof level resulted in additional costs. Significant was the necessity to completely re-build the cleaners cupboard. In fairness we would have done some work to this cupboard in any case due to the damage from the ingress of water. I estimate that this item resulted in an extra cost of £1,000.00

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- 3) Stage lighting infrastructure and directors window. This worthwhile extra was undertaken because we had the internal scaffolding in place and resources available to achieve it. The total cost was £1,600.00. A detailed breakdown of this figure is available if required.
- 4) Additional electrical works. I have attached to this report a schedule taken from Ken Banks account and hand written notes on it. As you can see from it there are a number of items that fall into the category of maintenance work that would not have been allowed for in the contract works. Some items that were undertaken just because the wiring was old and nearing the end of its useful life and would save maintenance costs in the future. The item relating to the rewiring of the Gents was necessary because nobody knew that the gents was wired off the main hall lighting circuit and could not have been re-connected to that circuit. The new circuit was taken back correctly to its own fuse way. An analysis of Ken Banks account would be as follows: -

Agreed final account	<u>£6,129.68</u>
Original contract works	£2,500.00
Stage Lighting infrastructure	£ 950.00
All other items on schedule	<u>£2,679.68</u>
	£6,129.68

- 5) Refurbishment of Ladies Toilets. The original contract called for minor works in connection with the DDA and patch plaster repairs. This would have resulted in redecoration. The opportunity of some very low cost tiles and having a skilled tiler on site led to a complete up grade. The extra over cost for this item would be in the order of £2,500.00
- 6) Refurbishment of Gents Toilets The gent's toilets would have required redecoration due to the restructuring of the roof above it. The extra over cost of a complete up-grade would again be in the order of £2,500.00
- 7) Refurbishment of old kitchen to form new meeting room. This worthwhile extra has proved enormous value to the hall. This included removal of the old fittings and creation of a new sink unit and cupboards, carpet and redecoration. Cost £2,100.00
- 8) Disabled toilet. The unexpected necessity to replace the floor in this room and the need for a radiator to improve heating. £760.00
- 9) Entrance hall. Provision of barrier carpet. The replacement of the light in this area is included in electrical work above. £890.00
- 10) Increase in specification to the external envelope. This included the cleaning of the external stonework and the re-glazing of the front windows. Cost £1,620
- 11) Provision of sky tubes. The original specification was to remove the old lantern lights and not re-install them after the roof was re-tiled. The provision of sky tubes was an improvement to the internal lighting of the lobby and storeroom. Cost £940.00
- 12) Redecoration of Kitchen. The kitchen was re-painted and a new water heater provided £ 320.00

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<u>Summary</u>	£
Overrun in time	1,320.00
Additional under floor ventilation	1,000.00
Stage lighting infrastructure and directors window	1,600.00
Additional electrical works	2,680.00
Refurbishment of Ladies Toilets	2,500.00
Refurbishment of Gents Toilets	2,500.00
Refurbishment of old kitchen to form new meeting room	2,100.00
Disabled toilet.	760.00
Entrance hall.	890.00
Increase in specification to the external envelope	1,620.00
Provision of sky tubes	940.00
Redecoration of kitchen	<u>320.00</u>
Total cost of extras, additional works and increases in Specification.	18,230.00

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