

## Appendix - summary of proposed work to be undertaken

Element	General condition	Priority rating	Budget costing	Rationale for inclusion
<b>1976/81 sections</b>				
Floors	C	2	1,500	Health and Safety issue - reducing exposure to claims
<b>Electrical</b>				
Bonds to water pipes	C	1	5,000	To conform with electrical wiring regulations
<b>Mechanical</b>				
Investigate further condition of cold water pipework distribution system and provision for any urgent remedial work	C	1	12,500	CPM undertaken Legionnella survey and commencing remedial work early 2012. This is a provision to cover any additional work identified that is not a Legionnella issue - for example investigation of water system and replacement of corroded pipework
<b>1875/1904 sections</b>				
Roof general	B	2	43,000	Allowance for upgrades to roof access - works currently being undertaken to upgrade general condition of roof covering(s)
Internal areas	B	2	10,000	Allowance for investigation & potential remedial works to cast iron frame to 1904 building
Ceilings	B	2	4,000	Allowance to replace rotten timber boarding at high level - Health & Safety issue
<b>Electrical Items</b>				
Replace emergency lights	B	2	12,500	Allowance made, expenditure to be as per recommendations of FRA
Replace dist. Boards	C	1	21,000	Allowance made, works to be as per recommendations following electrical inspections currently being undertaken
Replace lighting to underground ducts	C	1	5,000	Health and safety issue - lighting upgrade required.
<b>Mechanical items</b>				
Sprinkler systems	D	1	50,000	further investigation and improvement works to 1875 & 1904 sprinkler systems.
Upgrade to fan controls	C	2	26,000	Recommended if the ventilation systems are to remain as existing
New roof extract fans to 1904 building	C	2	100,000	Recommended if the ventilation systems are to remain as existing
Replace toilet extract fans	C	1	5,300	Environmental building regulations requirement
<b>General</b>				
Surveyor's report (Faithful & Gould) & PPPU fees			20,000	

sub-total    315,800  
 Allowance for professional fees @ 15%    47370  
 Allowance for prelims @10%    36317

**Total:** 399,487

### Key:

General condition: A = Good, B = Satisfactory, C = Poor, D = very poor/life expired

Priority: Urgent 1 -4 long term maintenance