

Draft Schedule of Works to the Court Building to make it safer and to make derelict rooms usable

Summary

1.00	Floor Reinstatement (1st)	12,000
2.00	Floor Reinstatement (2nd)	18,000
3.00	Isolation of unsafe areas	3640
4.00	Upgrade lobby main stair	9600
5.00	Upgrade studio suite	/
6.00	Upgrade studio	4100
7.00	Toilet upgrade	1500
8.00	Upgrade studio	5500
9.00	Toilet upgrade	/
10.00	Fire alarm system	14,000
11.00	Fire escape route	3000
12.00	Glazing repairs	2000
13.00	Flat roof repairs	
14.00	Dry rot works	/
15.00	Circular stair	1350

(None of which requires LBC)

74960

Fees and Project Management @ 10%

7496

VAT @ 20%

16431.8

Contingency sum (The quantities in 1.00, 2.00 also contain contingencies)

1409.20

100,000

Other works considered

1. Roof over G20, G21
2. Refurb of G16, G17, G18
3. Refurb of toilets G7, G8
4. Refurb of offices F3, F4
5. Refurb of offices S2, S3, S4
6. Refurb of toilets S5

1.00	First Floor: Floor reinstatement in F3, F4, F5 and F6			
•1	Remove Floorboard where remaining, temporary plywood covering voids and missing floor joists	15m <sup>2</sup>		
•2	Install scaffold and jacking structure to enable floor joists and beams to be jacked up to correct level	17m <sup>2</sup>		
•3	Jack up dropped floor structure	17m <sup>2</sup>		
•4	Trim ends of floor joists to length recommended by timber treatment specialist	22No		
•5	Fill in pockets in wall where rotten joists were removed with engineering bricks in 1:3 mortar	22No		
•6	Install treated wall plates to wall with timber of same size as existing joists ( x ) and fix with resin anchors through dpc as recommended by structural Engineer	11m		
•7	Install special made galv. M.s joist hangers as detailed by structural Engineer	22No		
•8	Install new treated floor joists bolted to existing joists 1 metre beyond truncated end and bearing on new joist hangers as detailed by strcutural Engineer	66m		
•9	Install butt jointed, treated reclaimed floorboards to match existing	20m <sup>2</sup>		
•10	Overlay floorboards in F6 with 19mm WBP plywood	3m <sup>2</sup>		
•11	Allow prov. Sum for additional large beam repairs near F5's escape door	PS		600
	Total:			12,000

2.00	Second floor: Floor reinstatement in S2, S3 and corridor SC1			
•1	Remove floorboards where remaining, temporary plywood covering voids and missing floor joists	38m <sup>2</sup>		
•2	Install scaffold and jacking structure to enable floor joists and beams to be jacked up to correct level	43m <sup>2</sup>		
•3	Jack up dropped floor structure	43m <sup>2</sup>		
•4	Trim ends of floor joists to length recommended by timber treatment specialist	60No		
•5	Fill in pockets in walls where rotten joists were removed with engineering bricks in 1:3 mortar	60No		
•6	Install treated wall plates to wall with timbers of same size as existing joists ( x ) and fix with resin anchors through dpc as recommended by structural Engineer	32m		
•7	Install special made galv m.s joist hangers / shoes as detailed by structural Engineer	60No		
•8	Install new treated floor joists bolted to existing joists 1 metre beyond truncated end and bearing on new hangers / shoes as detailed by structural Engineer	210m		
•9	Install butt jointed, treated reclaimed floor boards to match existing	50m <sup>2</sup>		
	Total:			18,000

3.00	Works to isolate unsafe areas to building			
•1	Contract stud partition between S6 and S7 on second floor: 100 x 50 studs at 400c's lined both sides with 12mm WBP plywood. Noggins @ 750, 1500, 2100, 2400mm high	6m <sup>2</sup>		
•2	Fit lock to door between S7 and corridor	1No		
•3	Rebuild 225 engineering brick wall between FC3 and F7 (F7 floor is missing) up to floor level	2m <sup>2</sup>		
•4	Contract stud partition top of rebuilt brick walls (•3) on first floor : 100 x 50 studs at 400c's lined both sides with WBP plywood. Noggins @ 750, 1500, 2100 to full height of room	12m <sup>2</sup>		
•5	Form door opening in •4, install door lining, stop and flush plywood faced solid core timber door and deadlock. Door to have small viewing window at 1500 height.	1No		
	Total:			3640

4.00	Making main staircase usable from basement up to 3rd floor and making it accessible for non-Airsoft hirers			
•1	Install wall mounted emergency lights and fire exit sign to all floors	10No		
•2	Install wall mounted amenity lighting to all floors	10No		
•3	Install new partiton, door frame and in GC2 seperating stair / lobby from Airsoft demise. 1hr F.R stud, plywood, platerboard and skim and architraves and skirtings to match fire escape and security ironmongery	1No		
•4	Install new door and frame and extended partition in GC2 where staircase arrives from the basement. 1hr F.R stud plywood, plasterboard and skim and architraves and skirting to match fire escape and security ironmongery	1No		
•5	Line abandoned liftshaft door openings, temporarily with F.R board secured with screws	4No		
	Total:			9600

5.00	Upgrading 3rd floor accomodation to 'usable' standard (TC1, T1, T2, T3)			
•1	Replace 3No windows to match existing	ITEMS		
•2	Service other 3No window	ITEMS		
•3	Repair ceilings where reinforcement is exposed	10m <sup>2</sup>		
•4	Decorate	ITEM		
•5	Install electrics: 1No DB wired from 2nd floor 6No Lights and switches 1No Emergency light 1No Sounder, 2No detectors 6No Double SSO's 1No Water heater Replace kitchen sink and base unit (or don't have kitchen but just sink in T2)	ITEM		
•6	Replace door ironmongery	1No		
•7		4No		
	This work to be postponed			
	Total:			0
6.00	Upgrading 2nd floor accomdation to 'usable' standard (S1)			
•1	Service windows	3No		
•2	Decorate	ITEM		
•3	Upgrade double doors to FD30s	1No		
•4	Strip out conduit	ITEM		
•5	Install electrics: 1No DB wired from 2nd floor 5No Lights, 1No Switch 1No Emergency light 1No Detector, 1No Sounder	ITEM		
•6	Install lighting, emrgency light to second fire exit route	PS		500
	Total:			4100

7.00	Upgrading toilets (S8) Adjacent to S1			
•1	Make good walls	ITEM		
•2	Decorate	ITEM		
•3	Service window	1No		
•4	Install HW heater	1No		
•5	Renew hand basin and WC	1No		
	Total:			1500
8.00	Upgrading first floor accomodation to 'usable' F1, F2			
•1	Service windows	6No		
•2	Decorate	ITEM		
		ITEMS		
•3	Upgrade 1No double leaf and 1No single leaf doors to FD30s			
•4	Strip out conduit	ITEM		
•5	Install electrics: 1No DB wired to 1st floor 8No lights, 2No switches 2No emergency lights 2No detectors, 1No sounder	ITEM		
•6	Install lighting, emergency lighrs to second fire exit route	PS		450
	Total:			5500
9.00	Upgrading toilets (F9) Adjacent to F1, F2			
•1	Make good walls	ITEM		
•2	Service windows	1No		
•3	Decorate	ITEM		
•4	Install HW heater	1No		
•5	Renew hard basin and WC	1No		
	This work to be postponed - toilet on second floor available			
	Total:			0

10.00	Install fire alarm system		
•1	Install fire alarm / detection system to cover whole building all as detailed on drawing and agreed with fire officer. To be installed by Balmoral. To be surface wired until major refurbishment is funded	PS	13300
•2	Install phone line and connection to monitoring system	PS	700
	Total:		14000
11.00	Fire escape route improvements		
•1	Install new external fire escape door frame and fan light in existing opening	1No	
•2	Construct steps, landing and handrail to fire exit door in F5	ITEM	
•3	Install emergency lights on roof space	PS	600
	Total:		3000



12.00	Repair glazed lanterns and patent glazing at first floor level			
•1	Remove plywood and duct penetration through patent glazing bars and installed 6mm frosted GWG	2No		
•2	Replace cracked GWG panes in patent glazing 1800 x 600	2No		
•3	Replace asbestos rope gaskets	/		
•4	Replace bed and clip various other glazed panels to lanterns	/		
•5	Redecorate external frames to all lantern windows Note: lead point			
•6	Provide handrails, barrier and signs re: H&S working on defective roofs	/		
	12.3 - 12.6 work postponed			
	Total:			1000
13.00	Flat roof temporary repairs			
•1	Remove remains of CW, HW and heating pipes and supporting structure from roof together with rubber encased, non-asbestos insulation and cart away	ITEMS		350
•2	Patch repair roof penetrations	PS		250
•3	Re-acrypol areas of roof above G19, especially soft lead rolls	PS		400
	Total:			1000

14.00	Dry rot works			
•1	Undertake dry rot treatment as recommended by Avon Damp in the following areas - albeit interim work until hidden wall plates are removed when the major works are funded.			
	1) G2, G3 skirtings, wall panelling and plaster	/		
	2) G13 stairs, void below and plaster	/		
	3) G14 High level beneath heating duct casing and opposite wall at same level	/		
	4) S8 Ceiling timbers over toilet	/		
	These works postponed			
15.00	Improvement to circular staircase stairwell			
•1	Install emergency light	3No		
•2	Install amenity lights and 2-way switching	3No		
•3	Install emergency lights and amenity lights to corridor SC1	Price for 6.00		
	Total:			1350

