

Section 5- Schedule of works/ Budget repair costs

	A	B	C	D	E	F
1	Ref.	Element	Material/ Detail	Condition	Recommended Action	Cost
2	1.01	Roof	Tiled roof on battens and	Evidence of previous repair	New rosemary clay roof tiles on battens and	
3			counter battens on SW sarking.	A number of tiles are cracked and require to	counter battens. Proctor roofshield	
4				be replaced.	roofing felt on existing SW sarking.	
5				Areas of wet rot on sarking.	Replace rotten or defective sarking boards.	
6				Given that there has been a number of	(costs include scaffold)	10,402
7				current previous failures of the tiles we		
8				would proposed to renew the roof covering		
9				to reduce requirement for significant		
10				on going maintenance.		
11						
12	1.02	Roof	Structural Members	Structural members are generally sound	Carry out timber treatment in accordance)
13				some evidence of water staining and	timber preservation report.)
14				potential decay in limited locations.)
15)
16	2.01	Walls	Structural members	Structural members are generally sound	Carry out timber treatment in accordance)
17				some evidence of water staining and	timber preservation report.)
18				potential decay in limited locations.	all as per quote from Soutar Preservation	} 4,140
19						
20	3.01	Concrete	Rendered stone wall substructure	No evidence of significant structural	Remove existing cement render. Re point	
21		Base		movement.	masonry base in lime mortar.	
22				Render cracked and spalling in a number of	Re harl with lime render on stainless steel	
23				locations.	lath.	1,007
24						
25	3.02	Floor	Concrete slab approximately	The floor slab to the veranda is cracked in	Uplift existing slab and remove existing steps.	
26		slab	125mm deep on masonry	numerous locations.	New 150mm reinforced concrete slab with	
27		Veranda	substructure.	Future freeze thaw cycles are likely to	anti crack mesh. Form new steps with precast	
28				continue to open up cracks further.	concrete units. Finished floor level to	
29					line through with new internal floor level.	2,862
30						

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31	Ref.	Element	Material/ Detail	Condition	Recommended Action	Cost
32	3.03	Floor slab	Approximately 125mm thick	No insulation. No damp proof course or	2000 gauge Polythene DPM to existing floor	
33		internal	concrete slab on masonry	membrane. The existing structural kit is built	100mm polyfoam ECO slab	
34			substructure.	off the floor slab and therefore makes	40mm calcium sulphate levelling screed.	2,108
35				uplifting and replacing floor slab		
36				difficult.		
37						
38	4.01	External	RW timber cladding on	Existing external timber is deteriorated and	Remove existing external RW lining including	
39		Cladding	structural timber frame	dilapidated.	facia and soffit.	
40				External cladding to commercial property	10mm OSB sheathing board	
41				to be non combustible and fire resisting to	Tyvek reflective breather membrane	
42				comply with current building regulations.	25 x 50 treated sw counter battens	
43					33 x 50 treated sw battens	
44					New 18mm RW lining to match existing	
45					dimensions and detailing.	
46					RW to be pressure	
47					impregnated with DRICON fire retardant.	11,982
48						
49	5.01	Windows	RW single glazed casement	Existing windows and doors have poor	Replace existing windows and doors with	
50		& doors	windows.	insulating qualities and are in need of	new RW windows and doors to similar	
51			RW external doors	repair and maintenance	detail. Windows to be 8 pane astragal upper	
52					sash over double lower sash.	
53					U- value windows min. 1.4W/m2K	
54					U- value doors min. 1.4W/m2K	8,295
55						
56	5.02	Veranda	single brick slender piers	Spalling brickwork at balustrade fixings	Remove ferrous metal fixings. Repair and	
57		columns			repoint masonry.	
58					Install stainless steel fixings.	
59					Costs allow for re-build of piers (piers are built	
60					off concrete deck of verandah)	1,260

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62	6.01	Rain-	Cast Iron	Existing cast iron gutters and downpipes are	Existing cast iron hoppers to be taken down	
63		water		in need of repair and maintenance.	and set aside for re use.	
64		goods		Cracks in down pipes.	New cast iron gutters and down pipes to	
65					match existing design and detailing.	2,360
66						
67	7.01	Internal	RW lining to walls and ceilings	Reasonable condition with areas of localised	As the internal linings are to be removed as	N/A
68		lining	internally	damage	part of the works no cost is allocated to	
69					remedial works.	
70						
71	8.01	Finishes	Existing sanitary ware	In need of replacement	As new facilities will be provided as part of	N/A
72		fixtures			the works no allowance is made for	
73					renewal or replacement of existing fixtures	
74					and fittings.	
75						
76	9.01	External	Painter work to external timber	Complete redecoration required	Dulux Weathershield gloss or approved	
77		Decoration			equivalent. Preparation and application	
78					in accordance with manufacturers	
79					written instruction.	1,726
80						
81	9.02	External	Painter work to external	Complete redecoration required	Dulux Weathershield gloss or approved	
82		Decoration	metal work.		equivalent. Preparation and application	
83			Rainwater goods and		in accordance with manufacturers	672
84			metal balustrade		written instruction.	
85						
86	9.03	Internal	Existing RW lining stained and	Redecoration required	As the internal linings are to be removed as	N/A
87		decoration	varnished.		part of the works no cost is allocated to	
88					remedial works.	
89						
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91	Ref.	Element	Material/ Detail	Condition	Recommended Action	Cost
92	10.01	Heating/	Heating and electrics do not		As mechanical and electrical services	N/A
93		Electrics	form part of this report		will be provided as part of	
94					the works no allowance is made for	
95					renewal or replacement.	
96						
97	11.01	Misc.	Roof space	Wasps nests	Remove wasp nests	100
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99						
100					sub-total	46,914
101					add : preliminaries at 12%	5,630
102						
103						52,544
104					add : contingencies at 5%	2,627
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120					TOTAL (excluding vat)	55,171