

Indicative works and costs – Irish Centre

**BUDGET MAINTENANCE COSTS**

Outlined below are budget cost for dealing with the repairs and maintenance items of work that are needed to the property and for the items identified by the tenant.

Item	Description	Cost £	BDBC responsibility
1	New suspended ceiling to entrance hall (39m <sup>2</sup> )	1,500	
2	Repairs to ceiling in store	500	
3	Replace vinyl flooring (137m <sup>2</sup> )	8,250	
4	Refurbish main office (18m <sup>2</sup> )	5,000	
5	Replacement floor to GF Hall (185m <sup>2</sup> )	25,000	
6	Redecorate stairs	1,500	
7	Enclose electrical switchgear	5,000	
8	Replace fire doors	4,000	
9	Relocate GF kitchen to adjacent store; includes new kitchen, builders work and service connections	10,000	
10	Refurbish toilets	15,000	
11	Refurbish FF kitchen to rear of bar	6,000	
12	Clean brickwork, remove vegetation and re-point as required. Repaint all doors and frames	5,000	General Maintenance
13	Repair holes in external wall (3no)	2,250	General Maintenance
14	Reroof to current standards	45,000	Current capital programme
15	Replace timber soffits to bay windows with uPVC.	1,000	
16	Repair and clean external fire escape stair	2,500	General Maintenance
17	Jet wash ramp to side elevation	250	General Maintenance
18	Resurface existing car park and apply new lining	50,000	Future Capital Bid
19	Clean out and repoint joints between paving to the front of the building	1,500	General Maintenance
20	Allowance for replacement of heating pipework (inc. builders work)	20,000	
21	Allowance for CCTV and security installation improvement	5,000	
	<b>SUB-TOTAL</b>	<b>214,250</b>	
22	Plasterboard lining to main hall; including skim and decoration and relining columns to make them round (98m <sup>2</sup> )	5,000	
23	Remove disco unit from corner of main hall and make good	2,500	
24	Refurbish Room 6; new floor, wall and ceiling finishes and new lighting	5,000	
25	Refurbish Room 2; new floor, wall and ceiling finishes and new lighting	5,000	
26	Install new kitchen in Long Room	2,500	
27	Replace lighting to Long Room	2,500	
28	Install new timber floor to Long Room (52m <sup>2</sup> ); spec required	5,000	
29	Landscape works	3,500	
30	New fences to north and south boundaries	4,000	
31	External lighting and motion sensors	7,500	
32	New picket fence to the front grassed area	750	
33	Replace paving to the front of the building with block pavers	3,000	
	<b>Optional Works Total</b>	<b>46,250</b>	
	<b>Sub Total</b>	<b>260,500</b>	

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34	Contractors preliminaries, OHP	40,000	
35	Contingency	45,000	
	WORKS TOTAL	£345,500	
36	Fee allowance	£52,000	
	<b>PROJECT TOTAL</b>	<b>£397,500</b>	

Figures are exclusive of vat, if more accurate costs are needed then these should be prepared based upon a detailed specification and tender. The allowances for preliminaries, overheads and profit, contingency and fees are based on all works being completed as a single package of work. If works are completed as multiple contracts over a prolonged period then these allowances are likely to be exceeded.