

## Indicative works and costs – Chute House

**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
Item	Description	Cost £	
1	Repair cracks in second floor ceiling	1,000	
2	Repair cracks in main hall and stairwell	5,000	
3	Repair cracks around Room 203 doorframe	1,000	
4	Concrete repairs to basement concrete floor	5,000	
5	Window repairs (10no say)	20,000	Future Capital Bid
6	Refurbish / replace second floor dormer windows (2no.)	20,000	Future Capital Bid
7	Refurbish toilets	10,000	
8	Roof repairs and vegetation removal	5,000	General Maintenance
9	Brickwork repairs and repointing	5,000	General Maintenance
	Vegetation removal and weed killing to DDA ramp	500	General Maintenance
10	Replace lighting installation with LED lights	40,000	
11	Allowance for partial replacement of plumbing	5,000	
12	Provision of repeater panel for fire alarm adjacent to entrance	2,500	
13	Allowance for CCTV and security installation improvement	10,000	
14	Front car park works; break up existing concrete; relay car park and install drainage	40,000	Maintenance of the car park is BDBC responsibility, but not improvements
14a	Rear car park works; lay tarmac; install drainage and markings	35,000	
15	Basement flood risk alleviation	20,000	Future Capital Bid
	<b>SUB-TOTAL</b>	<b>225,000</b>	
16	Basement waterproofing	7,500	
17	Installation of moveable wall between reception and board room	25,000	
18	Relocate kitchen to Room 6	10,000	
19	Provide DDA compliant access to main ground floor areas	20,000	
20	Enlarge car park to maximise space within existing area (assumed done at the same time as the main car park works)	5,000	Would be linked to 14/14a above
21	Refurbish Room 101	8,000	
22	Refurbish Room 201	7,500	
23	Electronic access control with mobile phone connectivity	5,000	
	<b>Optional Works Total</b>	<b>88,000</b>	
	<b>Sub Total</b>	<b>313,000</b>	
24	Contractors preliminaries, OHP	47,500	
25	Contingency	36,000	
	WORKS TOTAL	£396,500	
26	Fee allowance	£60,000	
	<b>PROJECT TOTAL</b>	<b>£456,500</b>	