

APPENDIX 2

12 Arthur Street OFFICE Repairs and Works

Repair Work to be carried out	COST	RUNNING TOTAL
Internal paintwork	£ 19,200	
Damp and plaster remedial work	£ 6,000	
Kitchen Units	£ 3,000	
Gas Alterations	£ 1,000	
Carpets	£ 8,000	
Fire and Intruder Alarms	£ 2,000	
<i>Window and Door Repairs (see below)</i>	£ 7,000	
Sanitary ware replacement	£ 3,000	
2nd Floor Kitchen	£ 3,000	
External Roof Repairs	£ 2,500	
Signage and additional emergency lighting	£ 1,500	
External decoration and repairs	£ 9,000	
Clear rear garden and rear fence repairs	£ 500	
sub TOTAL	£ 65,700	£ 65,700

DDA work to be carried out	COST	RUNNING TOTAL
Disabled toilet constructed within existing floor plan	£ 5,000	
Internal ramp and widening doors for disabled access to ground floor from front door to rear garden	£ 8,500	
Form Office	£ 8,000	
sub TOTAL	£ 21,500	£ 87,200

EPC UPGRADE WORK	COST	RUNNING TOTAL
Remove existing windows and upgrade to Double glazed Upvc Units	£ 12,500	
sub TOTAL	£ 12,500	£ 99,700

ASBESTOS WORK	COST	RUNNING TOTAL
Removing asbestos faced partition between toilets and rebuilding removed partitions	£ 2,500	
sub TOTAL	£ 2,500	£ 102,200

ADJUSTMENTS	COST	RUNNING TOTAL
Window and Door Repairs DEDUCT	£ 7,000	
Door Repairs Only ADD	£ 2,000	
sub TOTAL	-£ 5,000	£ 97,200

CONTINGENCY	COST	TOTAL
<i>Contingency (min 10%)</i>	£ 10,220	£ 107,420
<i>Contingency (max 15%)</i>	£ 15,330	£ 112,530