

ROESTOCK PARK HUT WORKING PARTY

ACTIONS TO ESTABLISH THE BUDGET FOR REFURBISHMENT



	version		prepared
11 Sept 2023	1	Issue for CHPC meeting 21 September	John Clemow

To be read in conjunction with the Roestock Park hut working party report on asbestos

Works are based on the “Commercial Building Survey” dated 8 March 2023 prepared by Brazier Freeth.

Initial investigations are required to establish the potential budget to refurbish the building for

- a. the works necessary before the facility could be occupied at the earliest opportunity (Phase 1 work) and
- b. post occupation works possible with limited interruption to ongoing functional use (Phase 2)  
[Council needs to understand the medium term costs that would be incurred]  
Some of these works might be passed on to be carried out by a future tenant.

Investigations/testing need to be commissioned to establish the potential works required for

- a. the electrical, gas, water and drainage systems
  - b. fire and life safety risk assessment
- and budgets in connection with an access audit (which can be done by CHPC) and general builder’s works.

	<b>SCOPE OF INITIAL INVESTIGATIONS AND BUDGET ESTIMATE WORK</b>	Trade/contractor	Brazier Freeth report reference
<b>1</b>	<b>External landscape</b>		
1.1	General tidy up of the site - cut grass, clear moss from paths – this should be done as part of normal maintenance of CHPC land.	Ricky Tyler	1.3.8 / 34.3
<b>2</b>	<b>Budget for Building envelope Phase 1 works</b>		
2.1	remove moss growth, clear gutters and seal holes to roof (note asbestos constraints)	Builder/Roofer	1.3.1 / 16.2.1 / 17.2.2
2.2	clear and overhaul rainwater goods (note asbestos constraints)	Builder/Roofer	1.3.4 / 17.3.1
2.3	rectify displace bolt fixings to the roof sheets and caps missing	Builder/Roofer	16.2.2
2.4	perspex glazing changed for double glass glazing..	Builder/glazier	19.2.1
2.5	repair damaged concrete post adjacent to entrance door.	Builder	1.3.6 / 18.2.2
2.6	correct the roof verges that are slightly misaligned and displaced.	Builder/Roofer	16.2.3
	<b>Budget for Building envelope Phase 2 works</b>		
2.7	Provide improved ventilation to ceiling void by installation of vents within the cladding to the gable end	Builder	16.2.7
2.8	Provide gratings to gullies to prevent future blockages.	Builder/Roofer	17.2.3
2.9	Complete external redecoration of previously painted surfaces	Builder/Painter	20.1.2
2.10	Fully insulate the roof void to current standards	Builder	1.4.1
2.11	Insulate and overclad the external walls.	Builder	1.4.2
<b>3</b>	<b>Gas / heating system investigation</b>		
3.1	Test gas boiler and heating system Itemize a	Gas engineer	1.2.1 / 27.1.2
	<b>Budget for Gas / heating system Phase 1</b>		
3.2	From test results provide budget for required rectification works	Gas engineer	
3.3	fix displaced radiators or pipes are re-fixed.	Gas engineer	1.2.1 / 28.1.5
	<b>Budget for Gas / heating system Phase 2</b>		
3.4	Form cupboard around boiler	Builder/carpenter	1.4.8 / 24.2.5
3.5	Provide thermostatic radiator valves to radiators throughout the property.	Gas engineer	29.1.5
3.6	Paint radiators	Builder/Painter	29.1.5

4	<b>Electrical system investigation</b>		
4.1	Test all electrical systems and installations including fixed wiring installation -	Electrician	1.2.1 / 26.1.5
	<b>Budget Electrical system Phase 1</b>		
4.2	From test results provide budget for required rectification works	Electrician	
4.3	Replace cracked fused spur in female WC	Electrician	26.1.3
	<b>Budget Electrical system Phase 2</b>		
4.4	lockable housing to electricity and gas intakes and meters	Builder/carpenter	1.4.9
4.5	mechanical extraction to WC's and kitchen	Electrician	1.3.3
5	<b>Plumbing, Water services and drainage system investigation</b>		
5.1	Test water supply system	P&D engineer	1.2.1
5.2	Undertake a CCTV Drainage Survey	P&D engineer	1.2.4 / 32.1.1
5.3	Check for soakaway or discharge of the surface water to the mains drainage.	P&D engineer	17.1.2
	<b>Budget for Plumbing, Water services and drainage system Phase 1</b>		
5.4	From testing itemize and provide estimate for required rectification works	P&D engineer	
5.5	make internal and external main stop cocks readily accessible and in good condition	P&D engineer	28.2.3
	<b>Budget for Plumbing, Water services and drainage system Phase 2</b>		
5.6	Replace cover to drainage inspection chamber.	P&D engineer	1.4.10
5.7	Install air admittance valve to soil and vent pipe which terminates in roof void.	P&D engineer	1.4.11
5.8	Replace cracked urinal	P&D engineer	31.1.1
5.9	Provide hot water to female and male WCs	P&D engineer	29.1.4
6	<b>Fire and life safety system check</b>		
6.1	Undertake Fire Risk assessment	F&LS Engineer	1.2.3
	<b>Budget Fire and life safety system Phase 1</b>		
6.2	From assessment itemize recommendations and provide budget including as necessary the following	F&LS Engineer	
6.3	central mains powered fire alarm	Electrician	1.4.5
6.4	emergency lighting and fire escape signage	Electrician	1.4.6
6.5	replacement of internal doors with fire rated doors, smoke and intumescent seals and closers.	Builder/carpenter	1.4.4

7	<b>Conduct Access Audit</b>		
7.1	Access audit to consider necessity for wheelchair access and WC for potential users.	CHPC	3.3.8
8	<b>Budget for Internal Fabric and Finishes Phase 1</b>		
8.1	Remove the displaced fibre board panels to the ceiling and replace with plasterboard or similar.	Builder	16.2.6
	<p><i>The ceilings to the main hall are formed with fibre boarding to the underside of the roof slopes to the dual pitched roof which are supported on steel purlins spanning between the visible steel portal frame. The fibre boarding has been displaced in numerous locations with the metal trims also displaced.</i></p> <p><i>With reference to the Asbestos Survey, the paper lining to fibre boarding contains asbestos. Prior to remedial works being undertaken any asbestos containing materials need to be handled and disposed of safely and in accordance with current legislation.</i></p>		
	<b>Budget for Internal Fabric and Finishes Phase 2</b>		
8.2	Fill cracks to the ceiling within the female WC corresponding with diagonal cracking to the adjoining wall.	Painter	21.2.3
8.3	Fill cracks adjacent to the wall hatch between the Leader's Room and the hall.	Painter	22.2.2
8.4	Redecorate internally	Painter	1.3.7
8.5	Remove and replace fibre board ceiling panels with insulated ceiling panels	Builder	