ROESTOCK PARK HUT, COLNEY HEATH

02/01/2025

PRICE REQUIRED FOR THE OPTIONS TO EXCLUDE SHADED CELLS
Provisonal sums in red text (to be provided by Brasier Freeth)

	SCOPE OF WORKS	**OPTION 1**	**OPTION 2**	**OPTION 3**
	notes **Option 1 is basic refurbishment with imrpovemnets defferred** **Option 2 replaces the roof and insulates the building to EPC B** **Option 3 similar to Option 2 but replaces gas heating and external wall insulation with radiant heating and insulation with solar PV with battery storage**			
1	**External landscape**			
1.1	General tidy up of the site - cut grass, clear moss from paths, repair fencing			
1.2	New fence to separate PROW within NW and SW boundary, height and style similar to exisiting. Total length approx 90m.			
2	**Building envelope works**			
2.1	remove moss growth, clear gutters and seal holes to roof (note asbestos constraints)			
2.2	clear and overhaul rainwater goods (note asbestos constraints)			
2.3	rectify displace bolt fixings to the roof sheets and caps missing			
2.4	perspex glazing changed for double glass glazing to windows			
2.5	Safe Access onto roof to undertake repairs			
2.6	repair damaged concrete post adjacent to entrance door.			
2.7	correct the roof verges that are slightly misaligned and displaced.			
2.8	Provide improved ventilation to ceiling void by installation of vents within the cladding to the gable end			
2.9	Provide gratings to gullies to prevent future blockages.			
2.1	Complete external redecoration of previously painted surfaces			
2.11	Fully insulate the roof void to current standards			
2.12	Insulate and overclad the external walls.			
2.13	Security grilles fixed to windows			
2.14	remove entire roof and replace with insulated profiled metal sheeting, new gutters and down pipes			
3	**Gas / heating system**			
3.1	Test gas boiler and heating system Itemize all items required			
3.2	From test results provide budget for required rectification works			
3.3	fix displaced radiators or pipes are re-fixed.			
3.4	Form cupboard around boiler			
3.5	Provide thermostatic radiator valves to radiators throughout the property.			
3.6	Paint radiators			
3.7	remove gas boiler and replace with radiant heaters/panel heaters			
4	**Electrical system**			
4.1	Test all electrical systems and installations including fixed wiring installation - From test results provide budget for required rectification works as follows			
4.2	Test and repair emergency lighting system			
4.3	Replace cracked fused spur in female WC			
4.4	lockable housing to electricity and gas intakes and meters			
4.5	mechanical extraction to WC's and kitchen			
4.6	improve lighting levels in access corridor			
4.7	New lighting in the hall			
4.8	Install solar PV panels with battery storage			
5	**Plumbing, Water services and drainage system**			
5.1	Test water supply system			
5.2	Undertake a CCTV Drainage Survey			
5.3	Check for soakaway or discharge of the surface water to the mains drainage.			
5.4	From testing itemize and provide estimate for required rectification works	PROV SUM	PROV SUM	PROV SUM
5.5	make internal and external main stop cocks readily accessible and in good conditon			
5.6	Replace cover to drainage inspection chamber.			
5.7	Install air admittance valve to soil and vent pipe which terminates in roof void.			

5.8	Replace cracked urinal			
5.9	Provide hot water to female and male WCs			
6	**Fire and life safety system**			
6.1	Undertake Fire Risk assessment			
6.2	From assessment itemize recommendations and provide budget including as necessary the following			
6.3	central mains powered fire alarm			
6.4	emergency lighting and fire escape signage			
6.5	replacement of internal doors with fire rated doors, smoke and intumescent seals and closers.			
7	**Conduct Access Audit**			
7.1	Access audit to consider necessity for wheelchair access and WC for potential users.			
7.2	Install Accessible toilet			
8	**Internal Fabric and Finishes**			
8.2	Fill cracks to the ceiling within the female WC/diagonal cracking to the adjoining wall.			
8.3	Fill cracks adjacent to the wall hatch between the Leader's Room and the hall.			
8.4	Redecorate internally			
8.5	Remove and replace fibre board ceiling panels			
9	**ASBESTOS**			
9.1	Update the register of asbestos			
9.2	Prepare management plan of Asbestos containing materials (ACM).			
10	**Garage**			
10.1	Demolish garage			
10.2	remove and dispose asbestos			
11	**Compliance matters**			
	CDM /Building Safety Act			
	Refurbishment & Demolition pre -constuction survey			
	Building Regualtions Application & admin			
	Planning Application			
	SUBTOTAL WORKS			
	Contractor's Preliminaries			
	SUBTOTAL including prelims			
	VAT			