

MECHANICAL, ELECTRICAL AND LIFTS

20/10/2006

Ref	Element	Item	Location	No.Off	2007	2008	2009	2010	2011
1	M	Heating Boilers	Plantroom	2		90,000			
2	M	Heating Pumps	Plantroom	2					
3	M	Gas Booster Pumps	Plantroom	2		20,000			
4	M	Controls	Plantroom			25,000			
5	M	Expansion Tank	Roof			8,000			
6	M	Hot Water Boilers	Plantroom	3					
7	M	HWS Pumps	Plantroom	2		6,000			
8	M	HWS Feed Tank	Roof			45,000			
9	M	CW Storage Tanks	Roof	2			80,000		
10	M	Drainage Pump	Plantroom	1					
11	M	Heating Pipework	All				175,000	175,000	175,000
12	M	Flues	All		2,500				
13	M	Labelling	Plantroom		1,000				
14	M	Removal of Redundant Services	Plantroom		20,000				
15	M	New CWM Booster and Break Tank	Plantroom		60,000				
16	M	Thermal Insulation to CWS Pipework	Roof						
17	M	HWS Pipework	All				130,000	130,000	130,000
18	M	CW Pipework	All				45,000	45,000	45,000
19	M	Soil Stacks	All				180,000	180,000	180,000
20	M	Clean and Chlorinate Tanks	Roof	2	6,000				
21	E	Emergency Lighting	All					10,000	
22	E	Lightning Protection	Roof		50,000				
		Builders Works							
		TOTAL			139,500	194,000	610,000	540,000	530,000

NB The costs indicated above have been programmed to reflect our understanding of budgetary constraints and the raising of finance. Within our report we have indicated dates when we believe the works should be undertaken based upon the age and condition of the plant and services.

In respect of the builders works we have allowed a notional allowance of 30% until the work is identified at this stage. To correctly identify builders works budget cost for each item of work will require detailed M&E specifications and then a detailed survey by a building surveyor or to identify the full extent of builders works and provide a quantified schedule of works.