

## East Belfast Networking Centre

### Refurbishment of Former College at Templemore Avenue, Belfast Schedule of Works and Estimated Renovation Costs

<b>1. Demolitions</b>		
	Remove all internal masonry walls on ground floor and stud walls on first floor as shown.	12,100
<b>2 Structure</b>		
2.1	Allow for structural repairs to existing walls, floors, roof and steelwork to include the following:	
	- Specialist report on all existing timbers for signs of decay/fungal outbreaks and allow sum for remedial action.	20,000
	- Specialist report on testing of the existing concrete beams and floors to determine chloride level and allow sum for remedial action.	30,000
	- Allow cost for repairs to structural roof truss members, edge beams and floor beams.	40,000
	- Allow sum for concrete repairs to window cills and mullians approximately 70% of existing.	20,000
	<b>Note:-</b>	
	Prior to works commencing DSD will:	
	- Remove all debris and loose material from site.	
	- Carry out holding repairs and temporary coverings to damaged or missing sections of the existing roof.	
	- Clean out existing guttering and provide temporary guttering to channel rainwater away from the building.	
	- Temporary seal all areas of missing lead work.	
	- Close up all open external windows/doorways with plywood.	
	- Introduce vandal resistant vents into the plywood panels on the external elevations to allow ventilation to help dry out the building.	
2.2	Allow for removal of 2 No existing columns and new support over and breaking through existing external wall to allow car park entrance.	7,000
<b>3 External Walls</b>		
	Allow for repairs as necessary and works associated with replacement windows and doors and new entrance and exits to building (see finishes for other works to external walls).	24,000
<b>4 Floors</b>		
	Allow for replacement of fire damaged ground floor suspended timber floors - 50% of existing.	18,970
<b>5 Roof</b>		
5.1	Allow for removal of existing temporary metal sheeting to roof.	17,800
5.2	Replace all existing timbers at eaves level and allow for new roof void ventilation at eaves detail.	13,470
5.3	Allow for complete re-roofing to include insulation, slates, Sarking boards, new double battens, felt and lead and repairs to existing roof timbers to main roof areas.	327,150
5.4	Allow for new replacement flat roof to first floor corridor area - new flat roof to be insulated.	17,330
5.5	Allow for new cast profile Aluminium rainwater goods to replace and match existing.	23,150

## 6 External Doors and Windows

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|-----|---|---------|
| 6.1 | Remove all existing external doors and provide new entrance and exit doors where shown all to match existing and all to EHS approval - doors to be hardwood. All main entrance doors to have manual operated power operated system controlled by a push pad.  | 26,880  |
| 6.2 | Allow for replacement of 70% of existing external elevation windows including external cills to external elevations. New windows to be single glazed steel windows in timber frames to match existing and to EHS approval. All to fit existing openings. Allow for new glazing to all windows and for safety glass where necessary. | 169,200 |

## 7 Internal Doors and Screens

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|-----|--|-----------|
| 7.1 | Remove all existing internal doors, frames and screens.  | 2,900     |
| 7.2 | Supply and fit new ½ hour glazed internal screens to existing classrooms in existing openings. All fire resistant screens to have hardwood frames, hardwood glazing beads with Pyrodur glazing set in intumescent seals. | 26,600    |
| 7.3 | Allow for new glazed screen with door and opening lights along internal elevation facing into courtyard to match existing.   | 89,250    |
| 7.4 | Allow for making new openings and adjusting existing openings in internal walls to allow installation of new doors.  | 17,950    |
| 7.5 | New internal doors to Male WC, Female WC and Unisex WC to be 726 x 2040 mm internal solid core veneer faced doors. Allow 810 mm wide openings and heads over.  |           |
| 7.6 | New internal doors to WC lobbies and Disabled WC doors to be 926 x 2040 mm internal veneered doors. Allow 1010 mm wide openings and heads over.  | 7,570     |
| 7.7 | New internal doors to all other areas to be ½ hour fire rated internal solid core doors 926 x 2040 mm veneered complete with 2 No glazed panels. Allow 1010 mm wide openings and heads over.                             | 48,470    |
| 7.8 | Allow for new ash frames to all doors to be 32 mm frames with 12 mm rebates.   | including |

## 8 Skirting, Architraves and Internal Woodwork

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|-----|---|--------|
| 8.1 | Allow for removal of all existing skirting and architrave.  | 1,520  |
| 8.2 | All for complete renewal of all skirting.   | 25,000 |
| 8.3 | Allow for new notice boards, shelving in stores, toilet cubicles, vanity units and boxing in heating pipes. | 36,090 |

## 9 Internal Walls

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|-----|--|--------|
| 9.1 | Allow for making good all existing internal walls re-plastering where necessary. Note all internal corridors will be protected corridors (25% walls re-plastered).                               | 27,800 |
| 9.2 | Provide new internal walls to be 150 mm studwork with 2 No layers sound insulating plasterboard and rockwood type insulation and plasterboard and skim finish (location as shown on Floor Plan). | 40,800 |
| 9.3 | Blockwork lift shaft and new structural opening  | 5,500  |

## 10 Internal Ceilings

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|------|--|--------|
| 10.1 | Allow for new plaster lath type curved ceiling in main hall to replace existing. | 10,650 |
| 10.2 | Allow for new suspended ceiling to all office type accommodation.                | 40,200 |

10.3	Allow for new plasterboard ceilings plasterboard due to damage from fire or from elements to all other areas.	32,340
10.4	Allow sum for decorative plaster to match existing in Main Hall area.	16,900
<b>11</b>	<b>Finishes</b>	
11.1	Allow for re-painting entire building - all new and existing wall surfaces.	26,160
11.2	All new windows and external doors to be painted.	including
11.3	All internal woodwork to be varnished.	including
11.4	Pipework boxing in to be painted as walls.	including
11.5	All new and existing plasterboard ceilings to be painted white.	including
11.6	Paint new and existing external railings and other external metal work white.	including
11.7	Allow for specialist firm to clean existing building external, including removal of all graffiti, also cleaning existing concrete/stonework/brickwork and re-pointing.	61,400
11.8	Finishes - Floors	108,050
	- Remove all existing floor finishes throughout including parquet in Main Hall.	
	- Allow for self levelling latex screeds to all uneven concrete floors to allow for new floor finishes.	
	- New parquet flooring to main hall.	
	- New slip resistant quarry tiles to all circulation areas, kitchens, changing rooms and café.	
	- New non-slip Altro floor finish and skirting to all toilets and toilet lobbies and cleaners' stores.	
	- New AML type contract carpets to 50% office areas and Farbo Marmoleum to 50%.	
<b>12</b>	<b>Kitchens</b>	
12.1	Allow for new domestic style kitchens to all common/staff kitchen areas. Include for fridge, cooker, microwave and dishwasher to all.	2,700
12.2	Commercial kitchen - allow for fitting out café/restaurant kitchen with stainless steel units, worktops and preparation areas. Include for ovens, cold stores and cookers.	40,000
<b>13</b>	<b>External Works</b>	
13.1	Allow for new ramps and steps to building as shown. Include for new handrails, guarding etc.	60,000
13.2	Allow for new openings to existing boundary wall and railings and making good areas to match existing to EHS approval.	10,000
13.3	Allow for clearing and cleaning area surrounding building within boundary.	5,000
13.4	Allow for repairs and cleaning as building to boundary wall.	15,720
13.5	Allow for re-surfacing to both courtyard areas and car accessible ramp and opening in existing external wall to allow access to new car park complete with kerbs, line marking, bicycle stands and external lighting.	45,950
13.6	Provide new raised landscaped area to other courtyard complete with kerbs, plants and seating.	5,000
13.7	Drainage works.	20,000
<b>14</b>	<b>General</b>	
14.1	Allow for existing suspended floor vents in existing external wall to be extended under new ramp to external air.	1,500

14.2 Allow for new full size passenger lift.	25,000
14.3 Allow for repairs to existing stairwell and new handrails.	10,000
14.4 Allow for grilles to all windows.	33,000
14.5 Allow sum for Asbestos survey of premises and removal if necessary. (Provisional Sum)	50,000
<b>15 Mechanical and Electrical</b>	
15.1 Allow for new incoming services to building.	10,000
15.2 Allow for removal of all existing electrical, ventilation, heating lighting and sanitaryware in building.	
15.3 Allow for removal for redundant plant in plant room in basement and making good.	
15.4 Allow for new gas fired zoned heating system with room thermostats and timer switches.	
15.5 Allow for new ventilation systems to be installed in building for individual rooms. Note no extracts to terminate at the front of the building.	
15.6 Allow for new fire detection and fire alarm system to BS5839-1: 2002, of at least Category L3 emergency lighting, intruder alarm, door entry systems, data and telephone systems, Disabled WC alarms, general power and lights - internally and externally.	850,000
15.7 New ground floor changing room and shower room.	10,000
15.8 Builders' work in connection with services.	42,500
	<b>2,628,570</b>
<b>Preliminaries</b>	391,430
<b>Contingency</b>	130,000
<b>Total (Exclusive of VAT, Professional and Statutory Fees)</b>	<b>3,150,000</b>