

External Building Elements	Costs
Patent glazing to mono pitched roofs over stairwells are in poor condition due to the rotten timber edging requiring replacement.	£20,000.00
No access to roof tops of stairwells (Informed pigeons are within voids - requires environmental clean	£5,000.00
AIB (Suspected Asbestos Insulation Board): Panel on elevations damaged is broken, most likely due to impact damage. Potential health hazard due to possible fibre release.	Cost not included
Double glazed timber units and low level panels nearing end of useful life and should be replaced within 2-3 years	£450,000.00
Double glazed timber units and low level panels nearing end of useful life and should be replaced within 2-3 years	£362,500.00
Curtain Walling to stairwells and walkway in poor condition and should be replaced in the short to medium term	£200,000.00
Evidence of internal water penetration in various locations, due to nature of roof it is difficult to ascertain exact location of damaged area. Failures appear to be relating to joints with panels in good condition. Cost is for detailed roof inspection.	£10,000.00
Allow to replace copper roof (85% within 3 years) Depending on survey findings above.	£645,320.00
Need to make good minor cracking to all elevations (slipped brick noted). This could be caused by failure of wall ties. As well as making good a structural survey is recommended to determine necessary steps to take.	£20,000.00
Hack out spalled brickwork, replace with new and repoint.	£2,500.00
All DWP's have got some level of sun damage and most have at least some missing, rusting or broken brackets. Allow to replace all,	£16,000.00
Section of soffit adjacent to the Reception Area is in poor condition. Allow for repair and decoration	£500.00
Allow to replace External timber doors	£7,700.00
Mechanical & Electrical Items	Costs
Busbar's replacement works	£100,000.00
Need to replace all light fittings (90%)	£341,437.50
Allow for full re-wire	£478,012.50
Need to replace all Lifts (5Nr original lifts nearing end of life)	£400,000.00
Gas Mains - requires ongoing repairs	£150,000.00
Conference Room and Kitchen Air Con	£200,000.00
Heating Items - Zone the system	£100,000.00
Mains Water supply require repairs. Works currently underway to rear car park (Psum of £150,000)	£150,000.00

Internal Work Items	Costs
Suspended ceiling tiles: Replace 70% to all areas (Worn/Tired & Stained)	£424,900.00
All Accessible toilets are not compliant. Allow for full refurb including new doc m pack in accordance with Part M of the building regulations	£20,000.00
Most doors require upgrading; vision panels, fire seals, new door closers etc. Allow to overhaul and upgrade	£287,000.00
Make good minor cracking in corners on various elevations to jctns to walls (1st & 2nd floor levels) Cracking also noted to floors at same position. A structural survey should be undertaken to determine correct steps to take.	£12,000.00
Need to replace 70% of floor coverings throughout building in the short term. Staircase nosing's / treads poor in places as well (H&S Issue)	£584,237.50
Kitchen units require upgrading.	£21,000.00
Commercial Kitchen (Original kitchen and has issues with ventilation)Allow to replace in the short to medium term	£50,000.00
Damp issues located to lower ground floor area. Further investigations and remedial works required (Stores next to post room / stairwell)	£2,500.00
Old floor boxes and services dropping/sagging throughout building. Allow to remove old services and box in. Currently an H&S Risk	£7,500.00
Redecorate and make good walls as part of a regular maintenance schedule.	£113,290.00
Redecorate and make good timber skirting as part of a regular maintenance schedule.	£37,652.00
Redecorate and make good timber doors as part of a regular maintenance schedule.	£10,250.00
Redecorate and make good ceilings as part of a regular maintenance schedule. 5% plaster	£5,311.25

External Boundaries	Costs
Front Car Park requires resurfacing along with remarking of parking bays.	£81,840.00
Rear Car Parks require resurfacing along with remarking of parking bays.	£592,020.00
Covered Way from front entrance to car park is steel framed with a pitched Georgian wire plate glass covering. Complete redecoration of the frame is required and 2 GWP panel is cracked.	£1,800.00
Blocked Paving requires cleaning	£11,000.00
Blocked Paving next to front car park (Section dropping & is H&S issue)	£600.00
Concrete paving flags in poor condition in places. Allow to lift/rebed & replace to all areas	£26,000.00
Boundary walls to car park. Bricks require repointing / replacing etc. Psum of £3500	£3,500.00
Entrance Steps to rear car park are uneven and not in accordance with modern building regulations	£2,000.00
2Nr Entrances to front aspect of the building require upgrading in accordance with Part M of the building Regulations. Handrails, nosing's are required.	£2,000.00
Low level lights damaged to perimeter of building and car park. Psum of £7500 allowance for repair	£7,500.00
Access hatches to lampposts damaged. Allow to replace/overhaul hatches	£2,000.00
Low level timber rail fence adjacent main entrance is in poor condition and in need of replacement in the short term	£12,000.00
Gullies are blocked and in some instances damaged. Also we would recommend a full CCTV survey of the drainage to assess the condition. Psum allowance for cleaning /repairing gullies and survey	£3,000.00
Diffuser to external floodlight has become detached. Allow to replace and install diffuser.	£100.00
Courtyards (1,2 & 3) Trees are overgrown, paths, walls, low level lights are in poor condition. Steps require to be upgraded in accordance with modern building regulations. Psum required to carry out works	£45,000.00
<u>Sub Total</u>	£6,024,970.75
Professional Fees (10%)	£602,497.08
Overhead & Profit (7.5%)	£451,872.81
Prelims (10%)	£602,497.08
Contingency (5%)	£301,248.54
D&B Risk Contingency (2.5%)	£150,624.27
Overall Total excluding VAT	£8,133,710.51

General Notes:

Faithful+Gould were instructed on the 3rd June 2015 to update existing condition survey data for Northumberland County Hall. The survey was undertaken on the 5th and 8th June 2015. The existing data and information collected is based upon works to be undertaken in the short to medium term (Within 5 year period); Access was restricted as the building was fully occupied at time of survey (Government Building) therefore IT and Membership areas were not fully accessed at time of survey. Also no access could be gained at high level to full ascertain the condition of the roof.

Please be cognisant that survey time on site by F+G was extremely limited and a high proportion of the survey data has been based on the historic report sent through on Thursday 4th June 2015 via Bruce Inkster. We would recommend a fully detailed survey of the site to fully ascertain the condition and expenditure required.

Basis of costs are based on similar previous office block schemes and the Building Cost Information Service (BCIS). The costs have been uplifted to present day and factors have also been applied to budget for main contractors site preliminaries, head office overheads and profit recovery. They also include allowances for professional fees and for an element of unforeseens in the form of client contingency and an allowance for asbestos related works.

The original report was produced in 2006. The report did not allow for external boundary elements including car parking, courtyards, fencing, other hard landscaping. The report also excluded external building elements such as replacement of windows etc...

An M&E consultant was not available in the timescale afforded to undertake the survey due to time constraints. The associated M&E costs above are based on discussions with NCC maintenance colleagues, internal mechanical and electrical engineers and existing data within old report. We would recommend a fully detailed survey of the site to fully ascertain the condition and expenditure required.

Exclusions

1. Value Added Tax
2. Inflation
3. Asbestos Surveys, removal and disposal
4. Out of hours working
5. Decanting costs (Relocating staff to other offices, storing furniture etc.)