

**Northbrook - Condition Survey****Date: June 2021****Version: 1**

Room	Area (m2)	Immediate (H&S) £	Immediate (Quality) £	1-2yrs £	3-5ys £	6-10yrs £	11-15yrs £	Total per Room £
<b>Inflation</b>		<b>2%</b>	<b>2%</b>	<b>3%</b>	<b>5%</b>	<b>7%</b>	<b>12%</b>	
Entrance Lobby	21.96	-	2,011	18,589	2,934	1,803	356	25,693
Female changing room	67.1	-	12,834	10,819	23,681	30,418	1,671	79,423
Male changing room	42.3	-	7,977	12,349	6,440	34,340	1,671	62,778
Changing room overflow	34.1	-	-	10,465	2,178	956	178	13,776
Lower level corridor	11.33	-	2,145	2,408	363	-	178	5,094
First floor corridor	14	-	1,630	2,067	-	3,980	3,346	11,023
Store	12.8	-	1,001	2,572	2,870	137	1,482	8,061
Office	13.72	-	2,266	2,008	4,292	-	1,068	9,633
Pool	322	-	2,417	-	41,930	80,678	140,395	265,420
Plant room	60	-	-	4,377	4,479	-	4,040	12,896
Major Plant	592	-	-	-	340,100	-	-	340,100
<b>Sub-Total</b>		-	<b>32,280</b>	<b>65,654</b>	<b>429,267</b>	<b>152,310</b>	<b>154,385</b>	<b>833,897</b>
<b>Inflation</b>		-	<b>484</b>	<b>1,970</b>	<b>21,463</b>	<b>10,662</b>	<b>18,526</b>	<b>53,105</b>
<b>Total</b>		-	<b>32,765</b>	<b>67,623</b>	<b>450,731</b>	<b>162,972</b>	<b>172,912</b>	<b>887,003</b>

£ 887,003

**Total Per Building**

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Entrance	Entrance lobby	3.6	6.1	-	-	-	21.96	2.5	

			Replacement period						
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Carpet Tiles	A					✓		
Walls Decoration	Painted	B				✓			
Walls Repair	Plaster	B				✓			Light cracking
Ceiling Decoration	Painted	B				✓			
Ceiling Repair	Plaster	B				✓			Light cracking
Windows	Timber Single Glazed	C			✓				Glazing potentially not toughened - H&S
Doors	Timber Single Glazed	C			✓				Poor condition
Skirting	Painted Timber	B				✓			
Lighting	Fluorescent Tubes	B		✓					1nr fitting failed
Lighting	Fluorescent Tubes	B				✓			
Small Power	Wall Sockets	B						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Flooring	Entrance Matting	C			✓				
Flooring	Carpet to Reception	C		✓					
Reception Counter	Timber Painted	C			✓				Dated and poor condition generally

## Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

## Principia

Item	Description	Quantity	Unit	Rate	Total
6-10yrs	Replace existing carpet	19	m2	95	1,803
3-5ys	Redecorate walls	49	m2	18	875
3-5ys	Replaster walls (allowance for repairs)	19	m2	16	303
3-5ys	Redecorate ceiling	22	m2	19	412
3-5ys	Replaster ceiling (allowance for repairs)	9	m2	24	211
1-2yrs	Replace existing windows	6	m2	774	4,641
1-2yrs	Replace existing doors	2	nr	1,671	3,341
3-5ys	Replace skirting board & paint	19	m	37	723
Immediate (quality)	Replace existing fluorescent tube	1	nr	43	43
3-5ys	Replace existing light fittings	3	nr	137	410
11-15yrs	Replace existing wall sockets	2	nr	178	356
				-	-
				-	-
1-2yrs	Replace existing entrance matting	3	m2	188	565
Immediate (quality)	Replace existing reception carpet	19	m2	104	1,967
1-2yrs	Replace existing reception counter	3	m	3,348	10,043
<b>Total</b>					<b>25,693</b>

or

Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
					-	1,803
						875
					-	303
					-	412
					-	211
					-	4,641
					-	3,341
					-	723
					-	43
					-	410
					-	356
					-	-
					-	-
					-	565
					-	1,967
					-	10,043
<b>Total</b>					<b>£0</b>	<b>£25,693</b>

Reference	Condition	Description
New	A	As new or very recent.
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4 (m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Changing Room	Male Changing Room	9	4.7	-	-	-	42.3	2.5	

Pricing

Element	Description	Condition	Replacement period						
			Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Tiles (60%)	C		✓					Grout failed
Walls Decoration	Painted	B				✓			Flaking to paint
Walls Repair	Plaster	B				✓			Failure to isolated areas 5m2
Ceiling Decoration	Painted	B				✓			Cracking/ failures to isolated areas 5m2
Ceiling Repair	Plaster	B				✓			Cracking
Windows	N/A								
Doors	Timber Painted	B					✓		Isolated damage
Skirting	N/A								
Lighting	Fluorescent Tubes	B		✓R					1nr fitting loose
Lighting	Fluorescent Tubes	B					✓		
Flooring	Vinyl (40%)	B				✓			
Roof Lights	Steel Frame, Georgian Wired	C		✓					2nr cracked panes
Lockers	Metal	B		✓					1nr lock missing
Lockers	Metal	B					✓		32nr
Coat Hooks	Metal	C	✓	✓					Snapped, sharp edges - H&S
Mirror	Glazed	B			✓				Deterioration to finish
Sanitary Ware	Ceramic	B				✓			Dated
Sanitary Ware	Ceramic	B				✓			Dated
Baby Change Unit	Wall mounted	B						✓	
Radiators	Steel painted	B					✓		Corrosion to finish
Showers	Timed flow	C			✓				Poor flow rate
Shower Screen	Steel frame, georgian wired	C			✓				1nr cracked pane
Seating	Timber Bench	B					✓		
Entrance Screen	Laminated Timber	B		✓R					Secure loose fixing to floor
Entrance Screen	Laminated Timber	B					✓		

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total	
Immediate (quality)	Replace existing floor tiles	25	m2	187	4,753							-	4,753	
3-5ys	Redecorate walls	107	m2	18	1,922							-	1,922	
3-5ys	Replaster walls (allowance for repairs)	43	m2	16	665							-	665	
3-5ys	Redecorate ceiling	42	m2	19	794							-	794	
3-5ys	Replaster ceiling (allowance for repairs)	17	m2	19	319							-	319	
					-							-	-	
6-10yrs	Replace existing doors	4	nr	956	3,822							-	3,822	
					-							-	-	
Immediate (quality)	Refix loose light fitting	1	nr	46	46							-	46	
6-10yrs	Replace existing light fittings	6	nr	202	1,209							-	1,209	
3-5ys	Replace existing vinyl	17	m2	82	1,389							-	1,389	
Immediate (quality)	Replace existing roof lights	2	m2	975	1,560							-	1,560	
Immediate (quality)	Replace existing lockers	1	nr	65	65							-	65	
6-10yrs	Replace existing lockers	32	nr	520	16,640							-	16,640	
Immediate (quality)	Replace existing coat hooks	30	nr	46	1,365							-	1,365	
1-2yrs	Replace existing mirrors	1	m2	155	155							-	155	
3-5ys	Replace existing wc	1	nr	537	537							-	537	
3-5ys	Replace existing whb	1	nr	815	815							-	815	
11-15yrs	Replace baby change unit	1	nr	1,671	1,671							-	1,671	
6-10yrs	Replace existing radiators	3	nr	227	681							-	681	
1-2yrs	Replace existing showers	4	nr	1,716	6,864							-	6,864	
1-2yrs	Replace shower screens	4	m2	1,333	5,330							-	5,330	
6-10yrs	Replace existing timber bench	15	m	709	10,628							-	10,628	
Immediate (quality)	Secure loose fixings to floor	4	nr	47	187							-	187	
6-10yrs	Replace entrance screen	4	m2	377	1,361							-	1,361	
Total					62,778	Total							-	£62,778

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Corridor	Lower Level	4.2	3.3	2.3	1.1	OMIT	11.33	2.5	

			Replacement period						
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Vinyl	C		✓					Heavily worn
Walls Decoration	Painted	C		✓					Poor
Walls Repair	Plaster	C		✓					Poor
Ceiling Decoration	Painted	B			✓				Light cracking
Ceiling Repair	Plaster	B			✓				
Windows	N/A								
Doors	Timber Single Glazed	C			✓				Previous/ temporary repair. Glazing potentially not toughened - H&S
Skirting	N/A								
Lighting	Fluorescent Tubes	B				✓			
Small Power	Wall sockets	B						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Shelving	Timber	C			✓				Not secured
Radiators	Steel painted	B				✓			Corrosion/ damage to finish

## Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

## Principa

Item	Description	Quantity	Unit	Rate	Total
Immediate (quality)	Replace existing vinyl	11	m2	78	883
Immediate (quality)	Redecorate walls	38	m2	18	677
Immediate (quality)	Replaster walls	38	m2	16	585
1-2yrs	Redecorate ceiling	11	m2	19	213
1-2yrs	Replaster ceiling (allowance for repairs)	5	m2	24	109
					-
1-2yrs	Replace existing doors	1	nr	1,671	1,671
					-
3-5ys	Replace existing light fittings	1	nr	137	137
11-15yrs	Replace existing wall sockets	1	nr	178	178
					-
					-
1-2yrs	Replace existing timber shelving	2	m	208	416
3-5ys	Replace existing radiators	1	nr	227	227
<b>Total</b>					<b>5,094</b>

or

Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
					-	883
						677
					-	585
					-	213
					-	109
					-	-
					-	1,671
					-	-
					-	137
					-	178
					-	-
					-	-
					-	416
					-	227
<b>Total</b>					<b>£0</b>	<b>£5,094</b>

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Corridor	First Floor (inc. Stairs)	10	1.4	-	-	-	14	2.5	

Element	Description	Condition	Immediate (H&S)	Immediate (quality)	Replacement period				
					1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Vinyl	B			✓R				Weld failed to corner
Flooring	Vinyl	B					✓		
Walls Decoration	Painted	C			✓				Marked
Walls Repair	Plaster	B			✓R				Cracked/ blown 5m2
Ceiling Decoration	Painted	B			✓				Light cracking
Ceiling Repair	Plaster	B			✓				
Windows	N/A								
Doors	External Steel	A						✓	
Skirting	N/A								
Lighting	Fluorescent Tubes	B					✓		
Small Power	Wall sockets	B						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Flooring	Vinyl to stairs	C		✓					Torn/ worn
Boxing	Timber Painted	C		✓					Failed
Handrails/ Balustrades	Steel Painted	B			✓R				Paint flaking
Handrails/ Balustrades	Steel Painted	B					✓		
Stair Nosings	Aluminium	C		✓					Grip tape worn
Radiators	Steel painted	B					✓		Corrosion/ damage to finish

Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

Pricing

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
1-2yrs	Weld repairs to vinyl	3	m2	46	137							-	137
6-10yrs	Replace existing vinyl	14	m2	78	1,091							-	1,091
1-2yrs	Redecorate walls	57	m2	18	1,029							-	1,029
1-2yrs	Replaster walls (allowance for repairs)	23	m2	16	356							-	356
1-2yrs	Redecorate ceiling	14	m2	19	263							-	263
1-2yrs	Replaster ceiling (allowance for repairs)	6	m2	24	135							-	135
					-							-	-
11-15yrs	Replace existing external doors	1	nr	2,990	2,990							-	2,990
					-							-	-
6-10yrs	Replace existing light fittings	1	nr	137	137							-	137
11-15yrs	Replace existing wall sockets	2	nr	178	356							-	356
					-							-	-
					-							-	-
Immediate (quality)	Replace vinyl to stairs	7	m2	74	550							-	550
Immediate (quality)	Replace timber boxing & paint	2.5	m	81	202							-	202
1-2yrs	Repaint handrails and balustrades	7	m	21	149							-	149
6-10yrs	Replace handrails and balustrades	4	m	722	2,525							-	2,525
Immediate (quality)	Replace stair nosing	14	m	63	877							-	877
6-10yrs	Replace existing radiators	1	nr	227	227							-	227
Total					11,023		Total					£0	£11,023

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4 (m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Store	Store	6.4	2				12.8	2.6	

Element	Description	Condition	Immediate (H&S)	Immediate (quality)	Replacement period				
					1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Screed	B						✓	
Walls Decoration	Painted	C				✓			
Walls Repair	Brickwork	B				✓			
Ceiling Decoration	Painted	B				✓			
Ceiling Repair	Concrete	B				✓			Cracking
Windows	N/A								
Doors	Painted Timber	C		✓					Damaged
Skirting	N/A								
Lighting	Fluorescent Tubes	B					✓		
Small Power	Wall sockets	B						✓	
Air Conditioning	N/A								
Air Handling	N/A								
Shelving	Timber	C			✓				
Cleaners Sink	Steel	C		✓ R					Poorly secured
Cleaners Sink	Steel	C			✓				
Pipework	Copper/ Steel	B			✓				Renew insulation where required
Comms Cab	Floor Cabinet	-							Note

Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓ R	-	Isolated repair

Pricing

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
11-15yrs	Isolated / patch repair to concrete, apply latex screed	13	m2	13	169							-	169
3-5ys	Redecorate brickwork walls	44	m2	25	1,086							-	1,086
11-15yrs	Repoint brickwork (allowance for repairs)	17	m2	65	1,136							-	1,136
3-5ys	Redecorate concrete ceiling	13	m2	22	284							-	284
3-5ys	Isolated repair to concrete ceiling, breakout loose concrete, rub down reinforcement and apply anti corrosion inhibitor (investigation required)	1	PS	1,500	1,500							-	1,500
					-							-	-
Immediate (quality)	Replace existing doors	1	nr	956	956							-	956
					-							-	-
6-10yrs	Replace existing light fittings	1	nr	137	137							-	137
11-15yrs	Replace existing wall sockets	1	nr	178	178							-	178
					-							-	-
					-							-	-
1-2yrs	Replace existing shelving	8	m	208	1,664							-	1,664
Immediate (quality)	Refix existing sink	1	nr	46	46							-	46
1-2yrs	Replace existing sink	1	nr	670	670							-	670
1-2yrs	Replace insulation to pipework	15	m	16	238							-	238
					-							-	-
Total					8,061		Total					£0	£8,061



Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Office	Office	4	4	1.9	1.2	OMIT	13.72	2.5	

			Replacement period						
Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Carpet Tiles	C		✓					Heavily worn
Walls Decoration	Painted	C		✓					Poor
Walls Repair	Plaster	C		✓					Poor
Ceiling Decoration	Painted	B			✓				Light cracking
Ceiling Repair	Plaster	B			✓				Blown 3m2
Windows	Steel Frame, Georgian Wired	C				✓			Operation not tested
Doors	Painted Timber	C				✓			Damage to face
Skirting	Tiled	C			✓				Poor
Lighting	Fluorescent Tubes	C		✓					1nr failed tube
Small Power	Wall sockets	B						✓	
Air Conditioning	N/A								
Air Handling	Steel ductwork	-							
Shelving	Timber	B				✓			Not secured
Kitchenette	Basin / Worktop	C			✓				Poor

## Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

## Principa

Item	Description	Quantity	Unit	Rate	Total	or	Hours	No. of Men	Labour Rate	Prod	MATLS	Total	Overall Total
Immediate (quality)	Replace existing carpet	14	m2	95	1,304							-	1,304
Immediate (quality)	Redecorate walls	32	m2	13	422							-	422
Immediate (quality)	Replaster walls	32	m2	16	504							-	504
1-2yrs	Redecorate ceiling	14	m2	14	197							-	197
1-2yrs	Plaster repair works to ceiling	3	m2	24	72							-	72
3-5yrs	Replace existing windows	2	m2	774	1,191							-	1,191
3-5yrs	Replace existing doors	1	nr	1,021	1,021							-	1,021
1-2yrs	Replace skirting board & paint	13	m	37	481							-	481
Immediate (quality)	Replace existing light fittings	1	nr	36	36							-	36
11-15yrs	Replace existing wall sockets	6	nr	178	1,068							-	1,068
					-							-	-
					-							-	-
3-5yrs	Replace existing shelving	10	m	208	2,080							-	2,080
1-2yrs	Replace existing basin / worktop / sink	1	nr	1,257	1,257							-	1,257
Total					9,633		Total					£0	£9,633

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

Space Description	Description	Wall 1 (m)	Wall 2 (m)	Wall 3 (m)	Wall 4(m)	Add 3x4 or Omit	Room Area	Ceiling Height	Notes
Plant Room	Plant Room	10	6				60	2.5	

Element	Description	Condition	Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs	
Flooring	Concrete	B						✓	
Walls Decoration	Painted	C				✓			
Walls Repair	Brickwork	B						✓	
Ceiling Decoration	Painted	C			✓				
Ceiling Repair	Concrete	C			✓ <sub>R</sub>			✓	Corrosion to steel reinforcement
Windows	Steel Sash / Timber Frame	C			✓				Frame subject to rot, paint failed
Doors	External Steel	C						✓	Isolated areas of corrosion, surface deteriorated
Skirting	N/A								
Lighting	Fluorescent Tubes	B				✓			
Small Power	N/A								
Air Conditioning	N/A	-							
Air Handling	N/A	-							
Plant	Various	-							Not tested

## Key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair

## Principia

[illegible]

Space Description	Description	Wall 1 (m)	Wall 2 (m)	W	Pricing				
GFA							592		

Element	Description	Condition	Replacement period					
			Immediate (H&S)	Immediate (quality)	1-2yrs	3-5ys	6-10yrs	11-15yrs
Boiler replacement						✓		
Pump set replacement						✓		
Hot water storage						✓		
Cold water storage						✓		
Hot water distribution						✓		
Cold water distribution						✓		
Air handling system						✓		
Duct work cleaning						✓		
Consumer panels						✓		
Electrical distribution boards						✓		
Electrical distribution						✓		
Emergency lighting						✓		
Fire alarm replacement						✓		
Security alarm replacement						✓		
Data replacement						✓		

Item	Description	Quantity	Unit	Rate
3-5ys	Boiler replacement	1	item	43,90
3-5ys	Pump set replacement	1	item	5,20
3-5ys	Hot water storage	1	item	23,10
3-5ys	Cold water storage	1	item	15,40
3-5ys	Hot water distribution	1	item	11,60
3-5ys	Cold water distribution	1	item	11,60
3-5ys	Air handling system	1	item	96,30
3-5ys	Duct work cleaning	1	item	5,20
3-5ys	Consumer panels	1	item	25,40
3-5ys	Electrical distribution boards		inc	
3-5ys	Electrical distribution	1	item	23,90
3-5ys	Emergency lighting	1	item	7,70
3-5ys	Fire alarm replacement	1	item	23,10
3-5ys	Security alarm replacement	1	item	15,40
3-5ys	Data replacement	1	item	32,30

key

Reference	Condition	Description
New	A	As new or very recent
Good	B	In a good condition with no appreciable defects or wear. No repairs required.
Satisfactory	C	Subject to general wear and tear, still serviceable and functioning adequately. Maintenance/ minor repairs required.
Fair	D	Subject to several years wear and tear, still serviceable. Repair work now necessary.
Dilapidated/ Poor	E	Subject to hard long term wear or damaged. Having reached or nearing the end of its useful life. Extensive repair and replacement now required.
✓R	-	Isolated repair