

Summary of Cost Options

APPENDIX A1

Ref	Description of Work	Classification	Estimated Cost	Proposed Options Inclusion Schedule		
				5 Year Lease	15 year Lease	25 year lease
A	Stop Gap' heating upgrade to improve heat distribution across floors.	Highly Desirable	26,000	26,000	26,000	26,000
B	Re-roof 2 storey portion over Council Chamber and Committee Rooms.	Inescapable	150,000	150,000	150,000	150,000
C	Re-roof flat roof sections over top deck lift motor and boiler rooms. <i>This work to include removal of redundant water storage tanks plus the overhaul and re-insulation of existing storage vessels.</i>	Inescapable	22,000	22,000	22,000	22,000
D	Stop Gap' repairs to roof over 6 storey wing.	Inescapable	10,000	10,000	10,000	10,000
E	Re-roof 6 storey wing and upgrade its insulation and solar reflectance qualities.	Essential	90,000		90,000	90,000
F	General overhaul and refurbishment of lift motor room equipment, lift cars and ropes.	Essential	80,000		80,000	80,000
G	Floor by floor major refurbishment, alteration and upgrading of office areas. <i>It is proposed that this work should, in particular, include the creation of fully open plan office arrangements on ground, 2nd, 3rd, 4th and 5th floors, the refurbishment/replacement of electrical services, installation of a new heating distribution and forced ventilation system, installation of energy efficient lighting controls, replacement of floor finishes.</i>	Highly Desirable	800,000			800,000
H	Provisional sum for the enhancement of the existing curtain wall glazing to reduce heat loss and heat gain.	Highly Desirable	550,000			550,000
I	20 year overhaul of boiler room and replacement of boilers.	Essential	70,000		70,000	70,000
J	Refurbishment of lift landing areas and provision of larger cleaning store cupboards.	Highly desirable	60,000			60,000
K	Installation of air chilling back up in IT hubs on ground, 1st, 4th and 5th floors.	Essential	9,000	9,000	9,000	9,000
L	Refurbishment and upgrading of staff canteen.	Desirable	10,000	10,000	10,000	10,000
M	Installation of new hot water system fuelled by solar panels.	Desirable	15,000			15,000
N	Refurbishment of Civic meeting rooms. <i>This work to include replacement of furniture and floor finishes in Council chamber, all Committee Rooms and Chairman's Office plus the installation of a wireless voice enhancement system in the Council Chamber.</i>	Desirable	60,000		60,000	60,000
O	Provision of enhanced Member services and accommodation at 1st floor level.	Desirable	15,000		15,000	15,000
P	Provision of 60 m2 facility management and archive store within the building.	Desirable	8,000			8,000
Total Capital Cost >			1,975,000	227,000	542,000	1,975,000