

SCHEDULE OF COST – M&E SERVICES

The following schedule of cost is related to M&E services items noted, which would likely require future repair and/or action beyond the planned preventative maintenance works in place.

2013		Total M2									
Nett Floor Areas M2		1616									
Item	Main Observations/Executive Summary Items:	Cost Per M2	Total M2 Rates	Lump Sum Cost per Floor/Item	Per Floor or Item	Total Lump Sum	Total Lump Sum & M2	First Year	2-5 Years	5-10 Years	£ Per M2
1	Replace Pyro Cables to Circuits		£-	£1,000.00	12		£12,000.00	£9,000.00	£3,000.00		£7.43
2	Upgrade Lighting to LED and combined emergencies.	£30.00	£48,480.00			£-	£48,480.00	£12,120.00	£24,240.00	£12,120.00	£30.00
3	Replace dated external lighting with new LED types.		£-			£4,000.00	£4,000.00	£1,000.00	£2,000.00	£1,000.00	£2.48
4	Fire Alarm Panel is modern and devices however some of the wiring is in Pyro replace cabling for Fire	£10.00	£16,160.00			£-	£16,160.00	£8,080.00	£8,080.00		£10.00
5	Upgrade dated existing Paxton Door Access System		£-	£2,500.00	5	£12,500.00	£12,500.00		£6,250.00	£6,250.00	£7.74
6	Repair boilers and pumps or replace if considered defective on inspection			£5,000.00	3	£15,000.00	£15,000.00	£3,750.00	£3,750.00	£7,500.00	£9.28
7	Upgrade/Replace bathroom extract air fans			£1,000.00	12	£12,000.00	£12,000.00	£3,000.00	£3,000.00	£6,000.00	£7.43
8	Repair and test or replace faulty Instantaneous Water Heaters			£1,200.00	3	£3,600.00	£3,600.00	£900.00	£900.00	£1,800.00	£2.23
9	Upgrade dated and original Lift			£30,000.00	2	£60,000.00	£60,000.00	£15,000.00	£15,000.00	£30,000.00	£37.13
10	Replace old 1 pipe heating system and radiators			£30,000.00	1	£30,000.00	£30,000.00	£-		£30,000.00	£18.56
11	Electrical Testing & Lighting Protection Survey			£2,500.00	1	£2,500.00	£2,500.00	£625.00	£625.00	£1,250.00	£1.55
12	Electrical Testing to Holiday Lodge			£600.00	1	£600.00	£600.00	£150.00	£150.00	£300.00	£0.37
Total M & E Costs 2022							£216,840.00	£53,625.00	£66,995.00	£96,220.00	
Total M & E Costs 2024							£232,951.21	£57,609.34	£71,972.73	£103,369.15	
*Existing Ductwork & Pipework assumed in good reusable condition.											
Note: An allowance is made in item 9 to test the pipework and closed heating system water condition to ensure there is not excessive corrosion. We would recommend a reputable mechanical contractor to test the existing boiler and pump arrangement post the 2017 works with a cost allowance of £ 5,000.00 to cover.											

costs based on current day prices at time of inspection and uplifted to 2024 BCIS tender indices 3Q % and applied across all years at current day BCIS tender costs