																								4	APPEN	NDIX 2	Α	
						Actual Building																						
	RESPON					Age				451/0					<i>(</i>)		254			_			201/0					<u> </u>
ETWALL LEISURE CENTRE	RESPON		Base Line Year			10YR				15YR				201	rk 🗌		251	ĸ	_	-		_	30YR			\rightarrow		<u> </u>
	Employer Responsibility	John Port School	2016 -17	2017 -18	2018 - 19	2019 -20	2020 -21	2021 -22 2022 -23			2025 -26	2026 -27	2027 -28		2029 -30 2030 -31					2036 -37	2037 -38	2038 -39	2039 -40	2040 -41	2041 -42		TOTAL	
1. Main Structure																												
a) Foundation and basement structures	Ø									_																	0	
 b) Frame of the building including balconies and external stairwells 	☑																											
c) External walls, chimneys and flues																											0	<u> </u>
d) External fixed windows (where fixed windows are defined as windows that are fixed in place and cannot be opened by design. This includes the windows, doorframes and ironmongery but does not include glazing, putty, beads and glazing seals of any type)	Ø																										0	
e) External opening window frames, grills and doors (excluding external entrance doors and glass and putty)	Ø					1000								10	000												2000	
f) External entrance doors								· · ·	1	1	1		I I	1 10		· · ·		1									2000	
g) Glazing, putty, beads and seals to external windows, roof lights, skylights, frames, grills and doors		1									1			1				1										
h) Roof structure including external hatches and accesses	☑					500									500												1000	
i) Roof coverings including lightning conductors	2		1						1	+				-				+	+	+		-		-+			0	
j) Roof lights and skylights (excluding glazing)	Ø																										0	
k) Internal roof hatches		1	1						1	1	1			1 .			1 1	1	1									<u> </u>
 Roof access walkways and handrails m) Safety harness cables and fixing points 	Ø					250			1	1	I			2	250												500	<u> </u>
		1	1		. I				1	1	1		1 1	1	1		1 1	1	1		1	1		1	1	_	1	<u> </u>
n) Rainwater goods including rainwater tanks, parapet outlets and perimeter gutters (except cleaning out)						500																						
	Ø													5	500												1000	
o) Cleaning out of gutters and down pipes and repair of																												
breakages		1	1						Ì	1	1			Ì			1 1		1		1			Í	1			<u> </u>
2. Internal Construction																											1	
a) Sub-ground, ground and upper floor structures	Ø																										0	
b) Staircase and landing structures																												
c) Handrails, and balustradesd) Windows, doors and screens (screens are defined as																												<u> </u>
non-structural partitions separating different areas within																												
one room)																												
e) Glazing, putty and seals to internal windows and doors																												
f) Expansion joints	Ø																				1	1	1	1	1		0	<u> </u>
g) Internal structural walls	2		1																								0	
h) Internal drain pipes (except cleaning out)	Ø							500									500										1000	
i) Cleaning out of internal drain pipes		1	1						1	1	1				1		1 1											
j) Structural floors, including wood floors, excluding	☑		1							2500													2500				5000	
coverings and finishes k) Floor finishes and coverings, including wood floor and		I	1					I I	1	-	1		I I	1	- I	I I	· · · ·	-		1		1	2300	1			5000	
ceramic finishes																												
3. External Decoration																												
a) All decorated areas	Ø							2000						_			2000		_	_							4000	
b) All materials that may decay unless decorated c) Removal of all graffiti	Ø		1					1000	1	1	1			1	- I		1000	1	1					1			2000	<u> </u>
			1							1								1	1					I	1			
4. Internal Decoration			1						1																			
a) All decorated areas															·													
b) All materials that may decay unless decorated																												<u> </u>
c) Removal of all graffiti		1	1							1	1			1			1 1	1	1	1	1	1	1	1	1			<u> </u>
									1		1																	

					-	Actual Building																								
						Age																								
ETWALL LEISURE CENTRE	RESPON	SIBILITY	Base Line Year			10YR			-	15YR					20YR				2	5YR				_	30YR					
	Employer Responsibility	John Port School	2016 -17	2017 -18	2018 -19	2019 -20	2020 -21	2021-22	2023 -24	2024 -25	2025 -26	2026 -27	2027 -28	2028 -29	2029 -30	2030 -31	2031 -32	2032 -33	2033 -34	2034 -35	2035 -36	2036 -37	2037 -38	2038 -39	2039 -40	2040 -41	2041 -42		TOTAL	
5. Pool Halls			1																											
a) Pool tank tiling b) Poolside tiling up to 2 ms c) Pool hall wall tiling up to 2 ms																														
d) Pool main outlet drain	Ø									500															500				1000	
e) Pool main outlet drain covers f) Drain pipe work from showers g) Pool fittings including steps and hand rails h) In-Let spreaders i) Poolside gullies, scum channels and grills																														
j) Pool hall window frames	Ø									1000															1000				2000	
k) Pool hall glazing, putty and seals I) Pool hall light fittings, lamps and tubes m) Pool hall doors o) Security shutters o) Balcony seating p) Safety equipment q) Lane ropes r) Under floor heating including valves s) Poolside PA system t) Lifeguard chairs u) Poolside emergency communication system v) Signage w) All decorated areas x) All materials that may decay unless decorated y) Roof mounted fan																														
6. Premises and Equipment																														
a) External finishes b) Cellings and finishes c) Internal wall finishes d) Floor coverings and finishes (including finishing/stripping/ resealing of timber floors) up to 2 m2	Ø									1000															1000			I	2000	
e) Building furniture, shelves and joinery f) Ironmongery (including handrails) g) Changing cubicles and lockers h) Hand Dryers and Hair Dryers i) Cloakroom and other miscellaneous fittings j) Internal and external signs or boards attached to the building			I		1					1 1				-																
k) Other external signage e.g. directional or road signage	Ø					250						_			250						_				250			_	750	
7. Plumbing and Sanitary Services									-			+																	_	
a) Cold water storage tanks and cylinders, service pipes, boilers, valves and insulation	Ø										5000															5000		1	.0000	
b) Sanitary fittings including taps, shower heads, drinking fountains, waste traps, disposal units, sinks and toilets																														
c) Waste, soil and vent pipes d) Legionella testing, disinfection and control				1						1 1		1		1	1				1		1					1				
				<u> </u>						-																				

						Actual Building																						<u> </u>		
ETWALL LEISURE CENTRE	RESPON		Base Line Year			Age 10YR				_	15YR				_	20YR				25	(R				30YR					
				-18	-19	50 57	21	22	-23	-24	-25	26	-27	-28	-29	30	-31	-32	-33		se 2	30	8	66	4	41	42		_	
	Employer Responsibility	John Port School	2016 -1	2017 -1	2018 -1	2019 -2	2020 -2	2021-2	2022 -2	2023 -2	2024 -2	2025 -2	2026 -2	2027 -2	2028 -2	2029 -3	2030 -3	2031-0			2034 -	2036 -3	2037 -3			2040 -4	2041 -		TOTAL	
8. Mechanical Services (including heating, ventilation and gas installations)																														
a) Replacement of boilers (when beyond economic repair)	Ø												9	95000															95000	
b) Replacement of steam and hot water distribution systems (when beyond economic repair)	Ø																			250	00								25000	
 c) Workshop equipment, lifting appliances, special industrial equipment and tools 																														
 d) External water mains outside the area demised within the licence, where not the responsibility of the relevant water authority 		Ø															2500												2500	
e) External water mains inside the area demised within the licence	<u></u>					250										250	2300								250			_	750	
f) Replacement Air handling, air conditioning, ventilation,																230									250			_	/30	
refrigeration and air extraction (when beyond economic repair)																125000												1	125000	
g) Servicing, maintenance and testing and certification of water (hot and cold), steam, ventilation and electrical installations and equipment in accordance with regulations, safety and licensing requirements																														
h) Annual Gas Safety Certification for all Leisure Facilities																														
i) Replacement of pressurised units (when beyond economic repair)	Ø									1	30000														30000				60000	
 j) Replacement of mechanical fittings, strainers and calorifiers (when beyond economic repair) 	Ø									:	10000														10000				20000	
k) Replacement of Pumps and filters (at end of serviceable life)	Ø									:	10000														10000				20000	
 Regular servicing of all other plant and equipment (not listed above) at appropriate intervals 																														
 m) Servicing, testing, certification and licence inspections operational compliance with the law n) Operator inspections and maintenance tasks deemed of a daily, weekly and monthly nature 																													_	
o) Under floor heating in all areas	1	1	1		г т		1		1					- 1					-				1		I				=	
9. Electrical Services and Kitchen Equipment																														
 a) Electrical power supply outside the area demised within the licence, where not the responsibility of the relevant power company 		Ø				2000										2000									2000				6000	
b) Electrical power supply inside the area demised within the licence	1																													
c) Electrical generation and distribution systemsd) Electrical installations including wiring, switches,						1000				1						1000									1000				3000	
sockets and control gear, emergency lighting, lamps and fittings e) White goods, electrical appliances and fittings including																													_	
leisure centre CCTV *1**2 f) Column-mounted car park lighting (including lamp and			250					250	T			T	250		1					T				I						
tube replacement) g) Car park lighting (including lamp and tube replacement)										1								250				250	ןי 	1			250		1500	
h) External lighting which is attached to and fed from the																														
building i) Replacement of lamps and tubes in all internal and external luminaires including floodlighting (excluding car parks lighting columns)																														
j) Servicing, maintenance and testing of electrical systems in accordance with regulations and licensing requirements																														
 k) Servicing and maintenance of fire, emergency and intruder alarms and emergency lighting systems 																														

Important I							Actual Building Age																								
30. A basic work of work is and of a regis in lunding of are is in lunding of are i	ETWALL LEISURE CENTRE	RESPONS	SIBILITY	Base Line Year							_	15YR					20YR				25	5YR					30YR				
a) box box a b<				2016 -17	2017 -18		2019 -20				2023 -24							2030 -31		2032 -33	2033 -34		2035 -36	2036 -37	2037 -38						
upper upper <th< td=""><td>10. External and Civil Engineering Works</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>	10. External and Civil Engineering Works																														
or or <th< td=""><td>a) Roads, service roads and car parks including disabled bays, markings and signs</td><td>Ø</td><td></td><td></td><td></td><td></td><td>1000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1000</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1000</td><td></td><td></td><td>300</td><td>D</td></th<>	a) Roads, service roads and car parks including disabled bays, markings and signs	Ø					1000										1000										1000			300	D
years years <th< td=""><td>b) Hard standings, steps, footpaths, ramps and paving</td><td></td><td></td><td></td><td></td><td></td><td>500</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>500</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>500</td><td></td><td></td><td>150</td><td>D</td></th<>	b) Hard standings, steps, footpaths, ramps and paving						500										500										500			150	D
if increase diables if increase diables<			Ø	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	200	520	
1) Algo: regarding and method within the licence 10	d) Boundary walls																													150	D 0
Matrix	e) Fences and gates		\square				1000										1000										1000			300	D 0
demidem	f) Drainage outside the area demised within the licence						250										250										250			75	D
Indications and Analiary Works Image: Analy Works <	g) Major repairs (e.g. collapse) to drainage inside the area demised within the licence	Ø										1500															1500			300	D
a) Maintance, servicing and replacement of fire fighting equations in the service of the service	h) Minor repair, cleaning and maintenance to drainage inside the area demised within the licence							1					1	1							1										
*1) © <1000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <10000 <100000 </td <td></td>																															
Index 1:) () Fadication of infestion/wate products (this includes wite for youte weaps, birds, moss and algae etc. () Fadication of infestion/wate products (this includes wite of dry rot except where the wet of dry rot except		☑					10000										10000										10000			3000	D
M M	c) Maintenance and servicing of the CCTV systems (see note *1) d) Eradication of infestation/waste products (this includes infestation such as rats, wasps, birds, moss and algae etc but excludes wet or dry rot except where the wet or dry rot has been caused by the Contractor's lack of routine maintenance)																					·									
g) Refuse Containers and Litter Bins etc. Image: Containers and Bins etc. Image: Containers and	e) Testing of suspected asbestos prior to or during works	☑															500													50	D
excluding Outliers) in Sol 1 19301 193	f) Sealing, making safe and removal of asbestos g) Refuse Containers and Litter Bins etc	Ø															500													500	0
Averaged Out Repair Costs (from years 2012 - 2016 with Outliers included) 16310	Averaged Out Repair Costs (from years 2012 - 2016 excluding Outliers)			19301	19301	19301	19301	19301 1	9301 1	9301 1	19301	19301 :	19301	19301	19301	19301	19301 19	9301	19301 19	301 1	9301 19	301 1	19301	19301	19301	19301	19301	19301	19301	50182	6
	TOTAL FORECAST YEARLY SPEND			19751	19501	19501	38501	19501 2	3251 1	9501 1	9501	76001 2	24501	19751	114501	19501	164501 22	2001	19751 19	501 2	3001 44	501 1	19501	19751	19501	19501	92751	24501	19751	94177	5 Sum Tota
	Averaged Out Repair Costs (from years 2012 - 2016 with O	utliers included)		16310	16310	16310	16310	16310 1	6310 1	. <mark>6310 1</mark>	<mark>6310</mark>	16310 1	16310	<mark>16310</mark>	16310	<mark>16310</mark>	16310 16	5 <mark>310</mark> :	16310 16	310 1	5 <mark>310 16</mark>	310 1	<mark>16310</mark>	<mark>16310</mark>	<mark>16310</mark>	<u>16310</u>	16310	16310	<mark>16310</mark>	42406	<mark>)</mark>
				10700	10510	10510	25540	10510 2	0000	CE 10 4	CE 10	72010	1510	10700	111510	10510	101510 10	010	10700 10	F10 2	010	F10 1	CE 10	10700	10510	10510	80700	1510		00000	Cum Tota