

**PROPOSED SCHEDULE OF WORKS FOR  
REFURBISHMENT OF SANDERSON HOUSE,  
CHAPELFIELDS ESTATE, YORK  
4 x 3 BEDROOM FLATS**

**BUDGET PRICE JANUARY 2002**

**Prepared by City of York Council Commercial Services Directorate**

<b>DESCRIPTION OF WORKS</b>	<b>COST</b>	<b>UNIT</b>	<b>TOTAL</b>
<b>COMMUNAL AREAS</b>			
Renew Communal Entrance Hi-Security doorset and frame.	5750.00	1 nr	5750.00
Steam clean, soap, re-emulsion and washable cover glaze to staircase walls and ceilings.	975.00	Item	975.00
General clean to communal staircase and landings.	84.00	Item	84.00
Wire down and re-paint staircase balustrading.	245.00	Item	245.00
Re-paint communal bin store area including doors and frames.	285.00	Item	285.00
Renew communal loft hatch and make good ceiling.	135.00	Item	135.00
Renew communal lighting system wired in surface mounted steel conduit.	615.00	Item	615.00
Replacement electronic door entry system including security upgrade.	2950.00	Item	2950.00
Provisional sum on repairs to communal roof space. To renew laths, sarking felt and refixing disturbed roof tiles.	325.00	PC Sum	325.00

**Total carried forward to summary      £ 11364.00**

**EXTERNAL WORKS**

Re-paint balcony handrails.	135.00	Item	135.00
Make good Asphalt walkway in patches.	260.00	Item	260.00
Re-lay setts to hardscaped area at building façade.	185.00	Item	185.00

**Total carried forward to summary      £ 580.00**

**GENERAL**

Refit previously demounted window sections with new seals and glazed units as required, following removal of security screens.	1400.00	Item	1400.00
Renew complete windows where damaged beyond repair.	4494.00	Item	4494.00

**Total carried forward to summary      £ 5894.00**

**GROUND FLOOR SHOP UNITS**

De mount existing mesh screening to shops. supply and install new painted plywood boards to shop front windows and doors.	174.00	4 nr	696.00
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**Total carried forward to summary      £ 696.00**

**RAINWATER SYSTEMS**

Renew bottom sections of fall pipes at rear.	210.00	Item	210.00
Manufacture and fitting of anti vandal steel fall pipe shrouds at low level.	400.00	Item	400.00
Clear out gullies	68.00	Item	68.00

**Total carried forward to summary      £ 678.00**

## FLATS – GENERAL

The work to the flats has been rated on full renewals to items stated, multiplied by the 4 flats and then by a %'tage estimate of the severity of the damage (% D).

i.e Only 20 % of the internal doors require renewal.

	Rate	Unit	% D	Total
Void clean and rubbish removals.	122.16	4 nr	100	488.64
Make good internal plasterwork in patches.	50.00	4 nr	100	200.00
Renew front entrance doors and frames.	450.00	4 nr	100	1800.00
Renew coal store doors.	146.00	4 nr	50	292.00
Renew floor tiling in patches.	93.85	4 nr	75	281.55
Renew internal doors (8 per flat). 560.00	4 nr	15	336.00	
Renew airing cupboard door sets.	132.00	4 nr	30	158.40
Renew Kitchen units in standard white / oak :				
Sink Base Unit and top.	196.14	4 nr	25	196.14
Corner base unit and worktop.	141.82	4 nr	25	141.82
Single base units and worktops – 3 per flat.	339.39	4 nr	20	271.51
Single wall units – 2 per flat.	103.94	4 nr	20	83.15
Renewal of worktops.	95.00	4 nr	25	95.00
Make good kitchen tiling in patches.	80.00	4 nr	25	80.00
Repair bathroom suite by renewing taps, tap tops, pluugs and chains.	58.00	4 nr	30	69.60
Renew bathroom suite complete.	510.00	4 nr	25	510.00
Repair showers.	48.00	4 nr	45	86.40

Renew electrical fittings.	90.00	4 nr	90	324.00
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<b>Total carried forward to summary</b>				<b>£ 5414.21</b>
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**FLATS – GENERAL - continued**

	<b>Rate</b>	<b>Unit</b>	<b>% D</b>	<b>Total</b>
Landlords Gas checks.	52.00	4 nr	100	208.00
Electrical test & Inspection.	64.74	4 nr	100	258.96
Renew valves to radiators (3 flats).	219.00	3 nr		657.00
Repair / renew storage heaters (1 flat).	870.00	1 nr		870.00
Clear loft spaces to top flats – 2 nr.	80.00	2 nr		160.00
Renew loft hatches.	115.00	2 nr		230.00
Full redecoration of flats including : Undercoat an gloss to all woodwork and doors. Wash down and emulsion to all bare walls. Wash down and emulsion to all ceilings. Strip and re-paper previously papered walls.	1600.00	4 nr	100	6400.00
Renewal of Living room fires	290.00	4 nr	100	1160.00
Replacement of Boiler controls	75.00	4 nr	100	300.00

<b>Total carried forward to summary</b>				<b>£ 10243.96</b>
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**CONTINGENY SUMS**

Unspecified or unknown repairs.	2000.00	Item		2000.00
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<b>Total carried forward to summary</b>				<b>£ 2000.00</b>
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**COLLECTION**

<b>COMMUNAL AREAS</b>	<b>£ 11,364.00</b>
<b>EXTERNAL WORKS</b>	<b>£ 580.00</b>
<b>GENERAL</b>	<b>£ 5,894.00</b>

<b>GROUND FLOOR SHOP UNITS</b>	<b>£ 696.00</b>
<b>RAINWATER SYSTEMS</b>	<b>£ 678.00</b>
<b>FLATS – GENERAL</b>	<b>£ 5,414.21</b>
<b>FLATS – GENERAL – continued</b>	<b>£ 10,243.96</b>
<b>CONTINGENCY SUMS</b>	<b>£ 2,000.00</b>
<b>TOTAL SUM OF WORKS (EX VAT)</b>	<b>£ 36,870.17</b>