

Appendix A

E J Hawkins

Condition Survey and Planned
Maintenance Schedule

Condition Survey & Planned Maintenance Schedule

Of

Sullivan Primary School

On behalf of

Sullivan Primary School Board of Governors



Prepared by:

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On behalf of

EJ Hawkins Chartered Building Surveyors

Date: 9th September 2013

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SULLIVAN PRIMARY SCHOOL CONDITION SURVEY & PLANNED MAINTENANCE

EXECUTIVE SUMMARY

- There are no major structural issues affecting the school building.
- The school is not nearing the end of its economic life; it is in a more than satisfactory condition.
- The school building is not in need of any urgent major repair or renewal works.
- One of the two water storage tanks has failed; this is the only urgent issue needing attention in the school. This is a relatively standard replacement issue that can be undertaken without any impact on the continued running of the school.
- A large part of the roof covering was recently replaced and the two staircase cores were repaired during the summer holidays; there are now no water penetration issues affecting the school.
- The gutters to the roof are slightly undersized and it would be beneficial to replace lengths of the existing gutters and downpipes with larger diameter sections. This work was planned for the summer but due to funding restrictions had to be omitted from the recent Roofing & Staircase core works.
- The interior of the school has been refurbished as part of a rolling programme of works over the past 4-5 years; this includes the renewal of all floor coverings and the decoration of all classrooms and communal areas.
- Two of the smaller toilet blocks in the school are in need of attention; the other six have all been refurbished to a high standard over the last 7 years.
- There are a number of 'desirable' works that would improve the carbon footprint of the school and the comfort of the staff, pupils and visitors. However, these are not essential to the running of the school.
- The desirable works include the replacement of the single glazed windows; the addition of local heating controls; the provision of LED lights.

Condition Survey and Maintenance Programme for

Sullivan Primary School, Peterborough Road, Fulham, London SW6 3BN

1. Introduction:

Mr Edward Hawkins the principle of EJ Hawkins Chartered Building Surveyors has worked with and for Sullivan Primary School for the past twelve years. Initially working as a Project Surveyor for Building Technical Services (LBHF's now defunct in-house Consultants); and more recently as a directly appointed Chartered Building Surveyor for the School.

During this time we have undertaken the phased toilet block refurbishment projects; the phased repair and renewal works to the boundary walls and fencing; the refurbishment of the Teaching Kitchen; the refurbishment and redesign of the nursery playground and the recent roof & staircase core repair works.

As such we have first-hand knowledge of the condition of the school buildings, associated grounds and boundary elements.

2. Instruction:

EJ Hawkins Chartered Building Surveyors have prepared this report and 10 Year planned maintenance schedule following instruction from Ms Wendy Aldridge (Headteacher) on behalf of the Board of Governors for Sullivan Primary School.

Our inspections were undertaken over a two week period in August during the 2013 School Summer Holidays.

We inspected the interior and exterior of the building, boundary walls & fences and surrounding landscaped areas. We have visually inspected the electrical and mechanical installations serving the school but have not undertaken any tests to these elements.

There is a detached School Managers House on the site but this has been excluded from the scope of this report, as we were asked to concentrate on the condition of the main school building.

All costs in the schedule are based on the works being undertaken as part of a tendered works package, not as individual work items. Unless stated they do not include professional fees or VAT.

3. Site, Boundaries & Landscaping:

Sullivan Primary School is located in a self-contained site, which is bounded on the north by Bells Alley and Broomhouse Road, on the South by Sullivan Court Estate, the east by Peterborough Road and to the west by Broomhouse Lane.

Pedestrian access to the school is available from Peterborough Road and Broomhouse Lane, vehicle access to the school car park is from Broomhouse Road.

The boundary around the school consists of a low level brick wall with a number of strategically placed solid brick piers, between and over which a powder coated metal fence and gates have been provided. The wall was repaired and fence replaced in phases over a four year period with the last phase of work completed in 2007. There are some movement joints within the low level brick walls, which need some fairly minor work but other than this the boundary elements were found to be in a good condition.

The school has three playground areas plus an extensive soft landscaped area along the Peterborough Road boundary.

- There is a separate playground for nursery and reception children, which was recently refurbished and completed during the 2012 summer holidays.
- There is a tarmac covered playground between the connecting 'Admin' corridor, infant and junior halls and the soft landscaped area along Peterborough Road.
- The main playground is located on the Broomhouse Lane side of the school between the three main sections of the school. This playground contains specialist play equipment (a 'Gym Trail'), with areas of 'wet pour' safety flooring around the equipment and a covered timber seating structure. Areas of the surface in the main playground along the base of the 'junior' side of the school were in the process of being renewed as this survey was being undertaken.

There are numerous London Plane & Lime trees within the school site that require regular pollarding and maintenance. None of these trees or their roots is currently causing any problems for the school. However, in our opinion there are too many trees within the school site and the removal of 25% of these trees would be beneficial to the school.

There is evidence of some historic repairs to the concrete car park surface; there are no current issues evident within this area.

We would confirm that there were no major issues evident during our survey requiring urgent attention or significant sums of money to be spent on the hard or soft landscaped grounds or boundary elements.

4. Construction:

Sullivan School is a concrete panel (cavity wall) system building with an internal steel portal frame, it was built in the early 1950's, opening to the public in 1952. The steel columns are concealed within the depth of the cavity wall but the majority of the open lattice beams supporting the roof are exposed at ceiling level.

In the late 1980's a major refurbishment of the external concrete panel system was undertaken to the entire school, by the then Inner London Education Authority. This work incorporated the replacement of the external concrete panels, the addition of cavity insulation and the renewal of the original panel fixings with stainless steel fixings. There are no issues affecting the external panels to the cavity wall.

The inner skin to the cavity walls is formed in brickwork and dense concrete blockwork, with an internal plaster finish.

The school has a large flat roof that measures approximately 2,640m² in area. The main roof deck is constructed from reinforced concrete; originally this had an asphalt roof covering laid directly on the concrete. The roof is formed in distinct areas, as can be seen on the roof plan in appendix B.

The original roof covering was overlaid with a felt covering approximately 15-20 years ago, at the same time approximately 50-90mm of insulation was provided to the roofs over the teaching areas. Sections of this roof covering were starting to fail and the school were allocated £70,000 by LBHF Children's Services to remedy the worst affected areas.

This remedial work to the roof was undertaken during the recent school holiday and was completed just before the children returned to school. An area of approximately 460m² of felt was renewed, with isolated patches provided where deemed necessary. This new roof covering has been provided with a 15 year insurance backed guarantee.

The guttering to the various roofs is slightly undersized and during extremely heavy rainfall water can overflow the gutters in specific areas. This issue would be relatively easy to remedy and could be undertaken in phases should funding be an issue, an allowance of £20,000 would cover the cost of these works.

The School had originally planned for the whole of the roof to be renewed this summer, including upgrading the thermal insulation and replacing and enlarging the gutters. However, the tender costs received for the full package were between £215,000 - £249,000 excluding VAT. These works were reduced in size as they exceeded the funds available to the school. We have therefore made an allowance in the planned maintenance schedule for

the renewal of the remainder of the roof covering. We have also made an allowance in the schedule for the renewal of the skylights and roof vents (serving the communal corridors and toilet blocks) in the future, while these elements are aged they are still serviceable for a number of years.

Historically the two staircase cores serving the upper floor to the north wing have suffered with water penetration at high level, through the parapet walls, render coverings and coping stones. To resolve these issues a package of remedial works was undertaken and completed in conjunction with the roof works during August 2013. This work included the renewal of the roof coverings to the two staircase cores, the renewal of the parapet wall copings, repair of the render coatings isolated areas of pointing and the replacement of approximately 100 delaminated bricks. The walls were also treated with two coats of brick seal, to prevent any further water ingress through the brickwork.

The plaster to the ceilings and walls needs to be allowed to dry out before any internal repair and decoration works are undertaken by the school.

We would confirm that following the recent remedial works there were no structural or water penetration issues affecting the school building.

5. Internal Layout:

The school has been constructed in a 'U' shape. The teaching areas located in the two wings (North & South) with the school admin offices, staff room and staff toilets located in the corridor connecting the 'Infant' to the 'Junior' teaching areas. The school has sufficient classrooms, toilet facilities etc. to accommodate a one and half form entry (45 pupils per year).

The majority of the school building is single storey in height, with only the north section (adjacent to Broomhouse Road) being constructed with a second storey level. The three halls serving the school (Dining, Infants & Junior Hall) are all double storey in height but do not have an intermediate floor, these halls are located at the east end of the north & south teaching wings.

The nursery, reception and year 1/2 classrooms (Infants) are located in the south wing. This single storey area also contains numerous breakout teaching areas; stores and other smaller rooms; plus separate infant girl's and boy's toilet facilities. The infant toilet facilities were refurbished approximately 5 years ago in 2008. All of these infant classrooms were recently refurbished as part of the school's rolling programme, during the last four years.

The nursery area contains a separate mixed sex toilet facility for the nursery ages pupils. These are serviceable but are now approaching the end of their economic life, so an allowance has been included in the planned maintenance schedule for the refurbishment of this element.

The 'Junior/KS2' classrooms are located in the north wing; these classrooms span two floors with three classrooms located on the upper floor. The ground floor of the north wing contains the classrooms for years 2, 3, 4 & 5; separate girl's and boy's Junior toilets; a number of breakout teaching areas; the school's main IT suite; some store rooms and the two staircase cores leading to the upper floor and school car park. The junior pupil toilet facilities were refurbished approximately 6 years ago in 2007. All of the classrooms have been refurbished as part of the school's rolling programme during the last four years.

There are some fairly minor issues affecting the ceiling boards in three of the junior classrooms, these board edges simply need to be refixed to the ceiling timbers. Other than this fairly minor matter there are no other issues affecting this area of the school.

The 'Admin' wing runs north to south connecting the two teaching areas. The three school halls are accessed from this admin corridor and the lobbies at either end of the corridor. The north lobby contains the main entry point for visitors to the school and the school reception area; the Head teacher's and Deputy Head teacher's offices; and also provides access to the Dining and Junior halls. The south lobby provides access to the Infant hall and nursery playground.

The single storey corridor between the two lobbies provides access to the staff room; staff and disabled/visitor toilet facilities; and a number of Support & Admin offices. The staff room, kitchen and staff toilets were refurbished approximately 3 years ago in 2009. The visitors/disabled toilet block are now showing their age and are in need of attention. An allowance has been included in the planned maintenance schedule for the refurbishment of this area.

There is a single area on the ceiling where one of the boards has become partially detached from the timber framing above, this like the ceiling in the upper floor classrooms is not serious and can be remedied fairly easily with a few well placed screws.

The floor coverings to the Infant, Junior & Admin wings were all renewed this summer, as part of the schools on-going maintenance programme.

The school have a 'Teaching Kitchen' in the Dining Hall. This was constructed less than two years ago and is used for teaching the pupils and their some of the parents how to cook nutritious health foods on a budget. This kitchen has been set up with twin sinks, fridges,

cookers, hobs and worktop spaces for this specific purpose. The Dining Hall was decorated and received new flooring approximately 3 years ago.

The junior hall was decorated and the floor covering renewed approximately 5 years ago. The infant hall was decorated 3-4 years ago, the floor covering is in a good condition but starting to show its age, it will probably be in need of replacement in 7-8 years.

The school has a commercial kitchen that provides dinners for this and at least one other school. The flooring and wall coverings in this area have recently been renewed and the kitchen was in good working order when inspected with no major issues anticipated.

We would confirm that there are no major issues evident affecting the school kitchen, teaching areas, pupil halls, communal areas, staff or pupil toilet facilities.

6. Windows:

Some of the windows serving the school are the original single glazed metal Crittal windows. The windows have not been painted or repaired in the last 12 years. The Council have neglected to undertake any cyclical maintenance to these windows for as long as we have been dealing with the school. They are now overdue for redecoration.

These windows while still serviceable were deemed to pose a health and safety risk and to be close to the end of their economic life. As such Children's Services on behalf of LBHF Council commenced a programme of window replacement works for Sullivan School in 2009.

This initial phase of works included the installation of new aluminium double glazed windows and doors to the ground floor south side of the north wing and the south facing windows to the upper level classrooms; specifically to deal with a number of health and safety concerns.

A second phase of window replacement works was undertaken in 2012 to the south facing elevation windows serving the nursery and Infant classrooms. The second phase of windows included the installation of uPVC double glazed units, not aluminium to match the first phase.

Both sets of replacement windows are a vast improvement over the original single glazed units. What is needed is for the remainder of the original windows to be replaced, and this should ideally be undertaken in a phased manner over the next 2-3 years.

We would confirm that while the remaining original windows are thermally poor and approaching the end of their economic life, they do not currently pose a health and safety risk to the staff, pupils or visitors to the school. The replacement of these windows with double glazed units is required for the improved comfort of the users and to help reduce energy usage in the school, not on health & safety grounds as was the case with the first phase of work.

We believe the second phase of replacement windows, the uPVC double glazed units to the Foundation & Key Stage 1 classrooms, contravenes the grant of Planning Permission for the phased replacement of the school windows, dated 29th July 2009. LBHF Planning Department never grant permission for a single building, such as a school, to install replacement windows with different frame materials. It is our opinion that a n error was made when the second phase of window replacement works were tendered, and a cheaper uPVC window was installed, without obtaining permission from the Council's planning department for the additional change of material.

An allowance has been made in the planned maintenance schedule for the phased replacement of the remaining single glazed Crittal windows. However, while this is desirable it is not essential to the running of the school.

Should any further window replacement works take place this would negate part or all of the £70,000 cost we have allowed in the schedule for decorating and repairing the Crittal windows*.

7. Electrical Elements:

The power and lighting distribution systems run from the main intake room on the ground floor of the north wing, to local distribution boards in each area of the school. The power and lighting cables are contained in metal trunking and conduits running from the distribution boards to the local light or power sockets. The system is regularly inspected and tested and there are no current issues affecting the electrical system.

Sections of the electrical system including lights and small power have been renewed & upgraded over the past few years, as areas throughout the school have been refurbished.

The lighting throughout the corridors and classrooms is provided by the older style fluorescent tube fittings, some of these are showing their age with discolouration of the diffusers, but still remain serviceable for a number of years.

In the refurbished toilet areas newer 'D' lamp fittings with motion sensor controls have been installed.

We would confirm that the commencement of a planned programme of works to replace the lights in the school with modern LED units incorporating daylight and motion sensors, would be beneficial to the school. Specifically in regards to improving the schools carbon footprint and reducing the cost of providing light within the school. While this would be desirable it is not essential to the running of the school.

We would also confirm that it would be desirable for the local distribution boards to be renewed, in a phased manner as funds allow. An allowance for the renewal of the distribution boards has been included in the latter years of the planned maintenance schedule.

The electrical distribution system is in good working order with no known issues. It may be desirable but it is not currently necessary or essential to replace the electrical wiring and lighting serving the school.

8. Mechanical Elements:

The school has a separate boiler house, located in the basement below the main school kitchen. This area contains the boilers and water storage tanks providing heating and hot water to the school. The heating system in the school is run through the original steel barrel pipework, which is in good working order.

One of the hot water storage tanks (Clorifiers) providing hot water to the kitchen, toilets and staff room has failed; the other is of a similar age and could also fail in the near future. The system is currently coping with only one tank. However, we would recommend the replacement of the failed unit immediately. The other should be renewed within two years. The failed tank would cost approximately £6,000 to replace.

One of the three boilers serving the school is quite old, it is still operational but we would recommend its replacement within the next two years, at a cost of £15,000. The other two boilers are not as old and are still working satisfactorily; we estimate they will require replacement in five to seven years.

The replacement of all three boilers with newer efficient units would of course be beneficial to the school, reducing their carbon footprint and heating and hot water running costs.

There are no other issues affecting the heating system.

There is however a general lack of control of the heating throughout the school. A few of the radiators have been upgraded but the majority of the original radiators are lacking local control, via thermostatic radiator valves. We would also confirm that the classrooms and corridors do not have any thermostats regulating the heat output from the radiators in these areas.

The provision of localised heating controls (TRV's & thermostats) would be beneficial to the occupants and combined with the replacement of the less efficient boilers would also help improve the schools carbon footprint. An allowance has been made in the planned maintenance schedule for the provision of heating controls throughout the school, again this is desirable not essential to the running of the school.

Mechanical ventilation/extract to the boiler house, kitchen and toilet blocks are in good working order and we believe they meet current regulations.

9. Below Ground Drainage:

There are no known issues affecting the below ground drainage system. All drains are currently clear and free flowing.

10. Decorations & Flooring:

Internal decorations should in our opinion be undertaken on a 5-7 year rolling programme. The last decoration works being completed approx. 12 months ago, we estimate the next phase will be due to commence in 2 years, to the Infant Hall and sections of the main access corridors.

The renewal of the older floor covering within the school was completed this summer, and as such the flooring if maintained regularly should be satisfactory for at least the next 10 years. Some areas that were replaced in the first phases of the programme would need to be reviewed in six to eight years and might require renewal at that time.

11. Emergency Lighting, Fire Doors & Fire Detection/Alarm:

The school is provided with suitable emergency lighting to enable the users to evacuate the building in the case of a fire. There were no issues identified with the positioning or working of the emergency light provision.

The school is provided with suitable fire doors to the classrooms, staff room, Kitchen and main offices. These doors are on self-closing mechanisms with intumescent strips and smoke brushes that were in full working order when inspected.

Some of the doors in the corridor and halls are on double action hinges, these doors should be adapted to single swing action hinges with suitable fire rated door stops.

There are also a number of smaller breakout rooms, storage areas and converted offices/meeting rooms that lack 30 minute fire check doors, approximately 8 doors in total.

A programme of door replacement works should be instigated to rectify these issues. There are also a couple of new partition walls where the fire rating could be improved, by the provision of additional layers of plasterboard. While these issues were not included in the most recent report by the council's fire officer we have made an allowance in the attached schedule to deal with these door and partition issues.

The school is fitted with a fire alarm and detection system. This is regularly maintained and tested. There were no issues identified with the fire alarm or detection system.

12. Asbestos

Given the school's age it would be surprising if the school didn't contain some asbestos material. The school have an Asbestos Register, provided by the Local Authority, identifying & confirming the location and condition of the asbestos containing material within the school.

Following a review of the Asbestos Register and our inspection of the school we believe the majority of the asbestos containing material has either been encapsulated, sealed or remains in a location where it is unlikely to be disturbed or damaged.

The only exception to this is the asbestos containing material on the walls to the boiler house. This area is infrequently accessed and anyone entering this area is informed of the location and condition of the asbestos material before they enter this area to undertake any works, so as to prevent any issues arising. This is the reason why the water ingress to the basement has been allowed to continue by LBHF Children Services, who are responsible for the repair of the external structure.

It would be beneficial to the school if this material was removed from the Boiler House by the Local Authority.

SURVEY CONCLUSION:

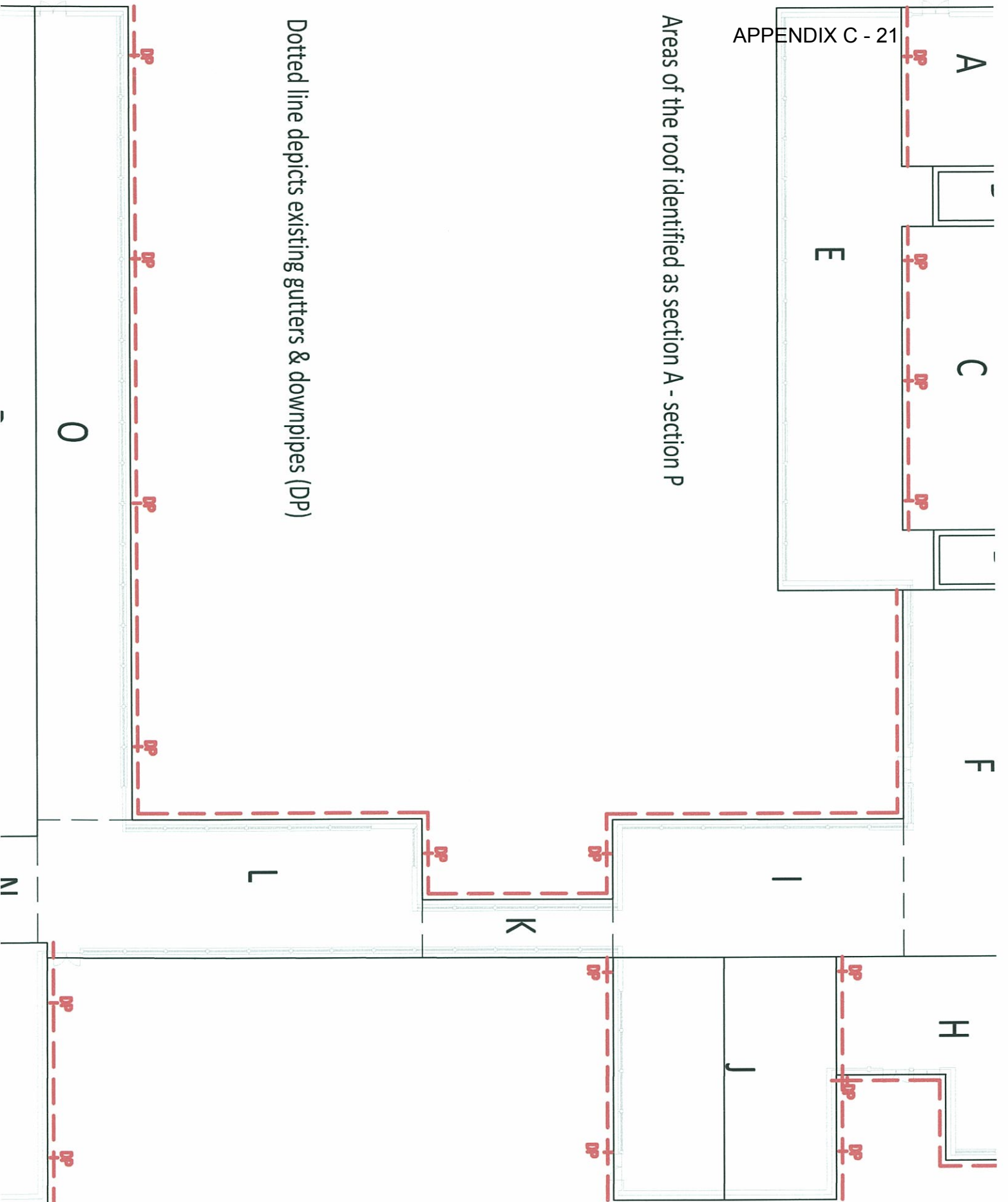
- There are no significant structural issues affecting the school building.
- Sulivan School is in a good condition decoratively and structurally.
- Approximately £750,000 needs to be spent over the next 10 years to maintain Sulivan Primary School at its current standard.
- The largest single cost element for the school would be the continued renewal of the roof and skylights at approximately £260,000; this work is no longer urgent but should be allowed for in a phased manner to spread the cost.
- An additional £570,000 would be required to provide the school with the 'Desirable' elements, i.e. replacement double glazed windows; LED lighting; and TRV's & local heating controls.
- The £750,000 would be reduced by approximately 10% should the council continue the with the phased window replacement works, as we have allowed for the external decoration and repair of the remaining Crittall windows.
- The maintenance issues affecting the school are not unusual nor are they excessively expensive given the size and configuration of the school.
- The replacement of the failed water storage tank is in our opinion the only 'Urgent' work required.
- There are a few minor issues with the ceiling boards that any competent builder could remedy inexpensively.
- The phased renewal of the boilers with more efficient boilers is highly recommended.
- We would also recommend the refurbishment of the Nursery & Visitors/Disabled toilet blocks.

Condition Survey & Planned Maintenance Schedule

Sullivan Primary School

Appendix A

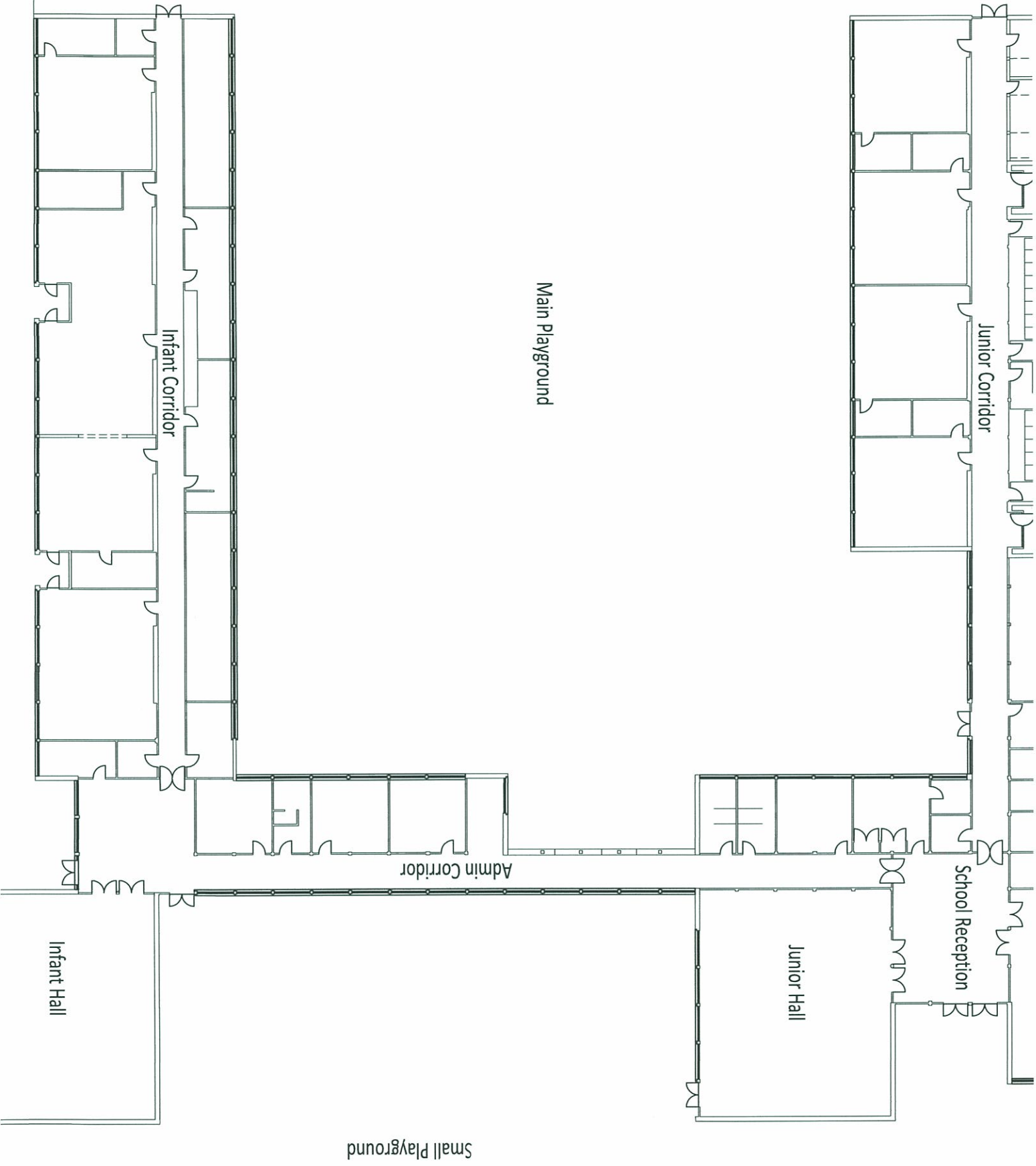
Planned Maintenance Schedule



Areas of the roof identified as section A - section P

Dotted line depicts existing gutters & downpipes (DP)

1:300 0
1:200 0



Condition Survey & Planned Maintenance Schedule

Sullivan Primary School

Appendix B

Floor & Roof Plans

Ref:	Building Element	Maintenance Task	Frequency	Urgent	1	2	3	4	5	6	7	8	9	10
	EXTERNAL AREAS													
1.00	Roofs													
1.01	Roof Covering	Phased renewal of roof coverings	Once			70,000.00		70,000.00		70,000.00				
1.02	Roof Skylights & Vents	Phased renewal of skylights & vents	once			10,000.00		10,000.00		6,000.00				
1.03	Roof gutters	Renewal of plastic gutters and downpipes	Once			10,000.00		5,000.00		5,000.00				
1.04	Fascias	Decorations to fascias	Once			2,000.00		1,000.00		1,000.00				
1.05	Roofs	Summary of repair costs				92,000.00		86,000.00		82,000.00				
2.00	External Elevations													
2.01	Brickwork	Brickwork repointing & repairs	As required			2,500.00		2,500.00		2,500.00		2,500.00		
2.02	Coping Stone	Renewal of low level coping stones	2 years			1,000.00		1,400.00		1,400.00		1,400.00		
2.03	Windows & fascias *	External decoration & repair	10 years		70,000.00									
2.04	Doors	Decorations to timber doors	5 years			500.00		500.00		500.00		500.00		1,000.00
2.05	Aluminium Doors & Frames	Maintenance of door springs & closer	2 years					3,500.00						500.00
2.06	External Lights	Renew light fittings	once											
2.07	External Elevations	Summary of repair costs				4,000.00		4,000.00		4,900.00		4,400.00		1,500.00
3.00	Boundaries													
3.01	Tarmac pathways	Renew tarmac surfaces	As required				2,000.00	2,000.00		2,000.00		2,000.00		1,500.00
3.02	Concrete Paving Slabs	Take up and relay concrete paving slabs	As required			1,500.00								
2.03	Movement joints	Take out and renew mastic to movement joints	As required											
3.04	Site Entrance Gates	Maintenance of automatic gates	Annual		1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00	1,000.00
3.05	Site Entrance Gates	Renewal of automatic openers to gates	As required					5,000.00						5,000.00
3.06	Boundaries	Summary of repair costs				1,000.00		3,000.00		8,000.00		3,000.00		7,500.00
4.00	Landscaping													
4.01	Tarmac to car park	Isolated repairs to tarmac	As required					4,000.00		2,000.00				
4.02	Tarmac to playgrounds	Isolated repairs to tarmac	As required			2,000.00		2,000.00		2,000.00		2,000.00		2,000.00
4.03	Trees	Maintenance of trees	bi-annually			1,000.00		1,000.00		1,000.00		1,000.00		1,000.00
4.04	Soft landscaping	Maintenance of soft landscaped areas	Annual					1,000.00		1,000.00		1,000.00		1,000.00
4.05	Landscaping	Summary of repair costs				3,000.00		7,000.00		3,000.00		3,000.00		3,000.00
	EXTERNAL AREAS	Summary of Costs				101,500.00		100,000.00		86,500.00		10,400.00		12,000.00

Ref:	Building Element	Maintenance Task	Frequency	Urgent	1	2	3	4	5	6	7	8	9	10
INTERNAL AREAS														
5.00	Infant Classrooms & South Wing													
5.01	Decorations	Decorations to walls and ceilings	5 years			4,200.00		4,200.00	4,200.00	4,200.00	4,200.00	5,000.00		4,200.00
5.02	Flooring	Renew floor coverings	10 years					5,000.00		5,000.00				8,000.00
5.03	Doors	Replace doors with FD 30 doors	Once		2,400.00	2,800.00								
5.04	Door Frames	Adapt door frames to single swing	Once			2,200.00								
5.05	Partition Walls	Increase fire protection to partitions	Once				22,000.00							
5.06	Nursery Toilets	Refurbish Nursery Toilet block	Once											
5.07	Infant Classrooms & South Wing	Summary of repair costs		-	2,400.00	9,200.00	22,000.00	9,200.00	4,200.00	9,200.00	4,200.00	5,000.00	-	12,200.00
6.00	Junior Classrooms & North Wing													
6.01	Decorations	Decorations to walls and ceilings	5 years			5,000.00		7,000.00	7,000.00	7,000.00	7,000.00	5,000.00		5,000.00
6.02	Flooring	Renew floor coverings	10 years					5,000.00		5,000.00				8,000.00
6.03	Doors	Replace doors with FD30 doors	Once		2,200.00	800.00								
6.04	Door Frames	Adapt door frames to single swing	Once		240.00									
6.05	Ceilings	Repair ceiling boards	Once											
6.06	Junior Classrooms & North Wing	Summary of repair costs		-	2,440.00	5,800.00	-	12,000.00	7,000.00	12,000.00	7,000.00	5,000.00	-	13,000.00
7.00	Admin Corridor & Lobbies													
7.01	Decorations	Decorations to walls and ceilings	5 years			3,000.00			3,000.00					
7.02	Flooring	Renew Floor coverings	2 years								4,000.00		3,000.00	4,000.00
7.03	Doors	Replace doors with FD30 doors	Once		2,200.00									
7.04	Ceilings	Repair ceiling boards	Once		120.00									
7.05	Disabled/Visitors Toilet	Refurbish toilet block	Once				18,000.00							
7.06	Admin Corridor & Lobbies	Summary of repair costs		-	2,320.00	3,000.00	18,000.00	-	3,000.00	-	4,000.00	-	3,000.00	4,000.00
8.00	Infant, Junior & Dining Halls													
8.01	Decorations	Decorations to walls and ceilings	7 years					7,000.00		7,000.00				
8.02	Flooring	Renew flooring to Infant Hall	10 years					12,000.00		12,000.00				
8.03	Flooring	Renew Flooring to Junior Hall	10 years											
8.04	Flooring	Renew Flooring to Dining Hall	10 years						1,000.00			1,000.00		12,000.00
8.05	Teaching Kitchen	Maintenance of kitchen units and appliances	As required			1,000.00								
8.06	Infant, Junior & Dining Halls	Summary of repair costs		-	-	1,000.00	-	19,000.00	1,000.00	19,000.00	7,000.00	1,000.00	12,000.00	-
INTERNAL AREAS														
Summary of Cost														
				-	7,160.00	19,000.00	40,000.00	40,200.00	15,200.00	40,200.00	22,200.00	11,000.00	15,000.00	29,200.00

Ref:	Building Element	Maintenance Task	Frequency	Urgent	1	2	3	4	5	6	7	8	9	10
	M&E SERVICES													
9.00	Mechanical Works													
9.01	Hot Water Storage (x2)	Renew Clarifier	Once	6,000.00										
9.02	Boilers (x3)	Renew Boiler	Once		12,000.00									
9.03	Pumps	Renew Pumps	Once		3,500.00									
9.03	Mechanical works	Summary of repair costs		6,000.00	15,500.00	6,000.00	-	-	18,500.00	-	18,500.00	-	-	-
10.00	Electrical Works													
10.01	Distribution Boards (x3)	Renew local distribution boards	Once			3,500.00								
10.02	Lighting to classrooms	Renew light fittings	As required			1,500.00								
10.03	Lighting to common areas	Renew light fittings	As required			1,000.00								
10.04	Fire Alarm	Maintenance of fire alarm system	Annual	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00	1,500.00
10.05	Electrical Works	Summary of repair costs		-	1,500.00	7,500.00	1,500.00	1,500.00	7,500.00	1,500.00	7,500.00	1,500.00	2,500.00	3,000.00
	M&E SERVICES	Summary of Cost		6,000.00	17,000.00	13,500.00	1,500.00	1,500.00	26,000.00	1,500.00	26,000.00	1,500.00	2,500.00	3,000.00

Ref:	Building Element	Maintenance Task	Frequency	Urgent	1	2	3	4	5	6	7	8	9	10
11.00	Desirable Works - Non Essential													
11.01	Windows	Replace single glazed windows	Once		120,000.00	120,000.00	120,000.00	120,000.00	70,000.00					
11.02	Heating Controls	Provide radiators with TRV's & areas with Thermostats	Once		15,000.00	15,000.00	15,000.00	15,000.00	15,000.00					
11.03	LED Lighting	Provide new LED Lighting to Classrooms	Once		14,000.00	14,000.00	14,000.00	14,000.00	14,000.00					
11.04	LED Lighting	Provide new LED Lighting to Common areas	Once			10,000.00	10,000.00	10,000.00	10,000.00					
11.05	Desirable Works - Non Essential	Summary of repair costs			-	149,000.00	159,000.00	159,000.00	94,000.00					
12.00	TOTAL COSTS	Summary of Annual Cost		6,000.00	80,660.00	286,500.00	216,500.00	300,700.00	151,100.00	128,200.00	54,200.00	22,900.00	27,000.00	44,200.00

Summary of costs over 10 year period for Sullivan Primary School

Item	Building Element	Urgent	1	2	3	4	5	6	7	8	9	10	10 Year Total
	External Areas												
1.0	Roof	-	-	92,000.00	-	86,000.00	-	82,000.00	-	-	-	-	260,000.00
2.0	External Elevations	-	70,000.00	4,000.00	-	4,000.00	4,900.00	500.00	-	4,400.00	1,500.00	1,500.00	90,800.00
3.0	Boundaries	-	1,000.00	2,500.00	3,000.00	3,000.00	8,000.00	1,000.00	1,000.00	3,000.00	3,000.00	7,500.00	33,000.00
4.0	Landscaping	-	1,000.00	3,000.00	1,000.00	7,000.00	3,000.00	3,000.00	5,000.00	3,000.00	5,000.00	3,000.00	34,000.00
	Total for External Areas	-	72,000.00	101,500.00	4,000.00	100,000.00	15,900.00	86,500.00	6,000.00	10,400.00	9,500.00	12,000.00	417,800.00
	Internal Areas												
5.0	Infant Classrooms & South Wing	-	2,400.00	9,200.00	22,000.00	9,200.00	4,200.00	9,200.00	4,200.00	5,000.00	-	12,200.00	77,600.00
6.0	Junior Classrooms & North Wing	-	2,440.00	5,800.00	-	12,000.00	7,000.00	12,000.00	7,000.00	5,000.00	-	13,000.00	64,240.00
7.0	Admin Corridor & Lobbies	-	2,320.00	3,000.00	18,000.00	-	3,000.00	-	4,000.00	-	3,000.00	4,000.00	37,320.00
8.0	Infant, Junior & Dining Halls	-	-	1,000.00	-	19,000.00	1,000.00	19,000.00	7,000.00	1,000.00	12,000.00	-	60,000.00
	Total for Internal Areas	-	7,160.00	19,000.00	40,000.00	40,200.00	15,200.00	40,200.00	22,200.00	11,000.00	15,000.00	29,200.00	239,160.00
	M&E Services												
9.0	Mechanical Works	6,000.00	-	15,500.00	6,000.00	-	18,500.00	-	18,500.00	-	-	-	64,500.00
10.0	Electrical Works	-	1,500.00	1,500.00	7,500.00	1,500.00	7,500.00	1,500.00	7,500.00	1,500.00	2,500.00	3,000.00	35,500.00
	Total for M&E Services	6,000.00	1,500.00	17,000.00	13,500.00	1,500.00	26,000.00	1,500.00	26,000.00	1,500.00	2,500.00	3,000.00	100,000.00
11.0	Cost for Essential Works	6,000.00	80,660.00	137,500.00	57,500.00	141,700.00	57,100.00	128,200.00	54,200.00	22,900.00	27,000.00	44,200.00	756,960.00
11.0	Desirable Works - Non Essential	-	-	149,000.00	159,000.00	159,000.00	94,000.00	-	-	-	-	-	561,000.00
12.0	Total Cost including non essential works	6,000.00	80,660.00	286,500.00	216,500.00	300,700.00	151,100.00	128,200.00	54,200.00	22,900.00	27,000.00	44,200.00	1,317,960.00

Condition Survey & Planned Maintenance Schedule

Sullivan Primary School

Appendix C

Photographic Schedule on DVD

& Contact sheets

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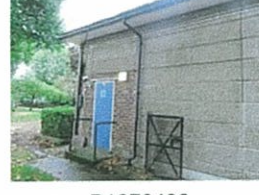
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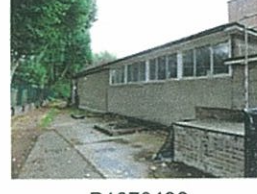
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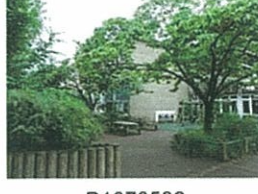
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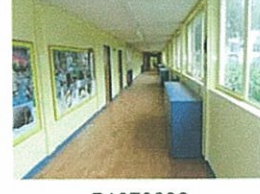
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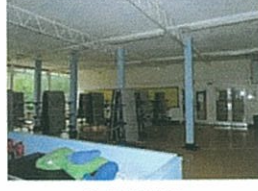
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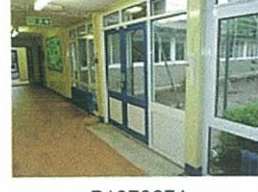
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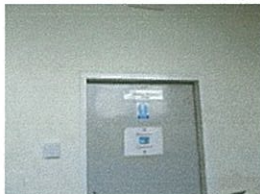
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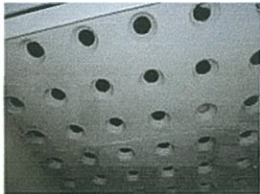
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