**CONDITION SURVERY ITEMS D AND C**

**Planned Works 2019-20**

**Future works or monitoring**

**FS2/KS1 Buildings**

**Priority: 1 - Urgent Work (6 Items)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Code to survey** | **Description of works**  | **Area**  | **Code**  | **Estimated Price**  | **Comments/Completion** |
| C010317 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Replace areas plasterboard & skim, including decoration | Corridor resource room to FS2 | D1 | £89.38 | Work completed |
| C010322 | Atkins - Internal Walls, Windows & Doors - Ironmongery Main Building Overhaul door ironmongery and refix | Owls | D1 | £130.87 | Work completed Oct 2017 |
| C010354 | Atkins - Electrical Services - Lighting Main Building Luminaire guard requires fitting | Back of Hall | D1 | £166.50 | Work completed |
| C010358 | Atkins - Floors & Stairs - Treads & Risers Horsa Classroom Renew threshold | Year 2 | D1 | £38.30 | Disagree in good condition |
| C010381 | Atkins - Roof - Drainage Nursery Building (Modular Classroom) Replace UPVC gutter up to 170mm | Nursery/year 2  | D1 | £143.61 | Completed 2016. |
| C010390 | Atkins - Roof - Drainage Main Building Renew gutters and downpipes | Main building | D1 | £3500.00 | Work completed summer 2017. Guttering rerouted, rain water no longer drains onto canopy roof. |
|  |  |  |  |  |  |
|  |  |  |  |  |  |
|  | **Priority: 2 - Essential Work (31 Items)** |  |  |  | **Comments** |
|  |  |  |  |  |  |
| C009624 | Electrical Services - Lightning Protection Main Building A lightning protection risk assessment should be carried out to this building and a system installed based on the outcome of the risk assessment |  | C2 | £1,575.97 | Do not agree with priority level, should be lower lightning protection not required spoken to BF. |
| C009639 | Atkins - Mechanical Services - Heating Main Building Heating Control System (BMS) | Main building  | C3 | £10,000.00 | Work completed – New Panel fitted by BF Summer 2016 |
|  |  |  |  |  |  |
| C009643 | Atkins - Mechanical Services - Ventilation AG051 install new wall extract fan and controls, electrical | Toilet Back of Hall | C1 | £400.00 | Disagree, have external window. Review when carrying out any future work. Discussed previously with BF agreed not required. |
| C009663 | Atkins - Mechanical Services - Ventilation DG004 Replace wall extract fan - install new | Toilet Nursery | C1 | £363.90 | Disagree, have external window. Review when carrying out any future work. Discussed previously with BF agreed not required. |
| C009664 | Atkins - Mechanical Services - Ventilation DG005 Replace wall extract fan -install new | Toilet Nursery. This and DG004 are now one room. | C1 | £363.90 | Disagree, have external window. Review when carrying out any future work. Discussed previously with BF agreed not required.DG004 and DG005 were refurbished and are now only one room. |
| C010296 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area | Nursery | C2 | £4,979.00 | Diasgree, still in good condition. Touch up work completed 2016. |

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| C010299 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area | Front Reception | C2 | £3,064.00 | Disagree still in good condition. Redecorated 2012 and Floor completed 2017.  |
| C010307 | Atkins - Floors & Stairs - Screed & Finish Main Building Replace "Safety" vinyl sheet flooring 3.5 thick | FS2 | C2 | £3,702.40 | Booked for Feb 2018 £3445 |
| C010309 | Atkins - Ceilings - Finish Main Building Replace individual tiles with medium quality tiles | FS2 | C2 | £638.60 |  |
| C010311 | Atkins - Windows & Doors - Frames Main Building Renew UPVC double glazed casement windows | FS2 | C2 | £1,284.85 | Work Completed 2016– Handle replaced now closes and seal is fine.  |
| C010314 | Atkins - Redecorations - Internal Main Building Redecorate internal metalwork | FS2 Girls toilet | C2 | £47.88 | Work completed Oct 2017 |
| C010315 | Atkins - Ceilings - Finish Main Building Renew suspended ceiling | Staff workroom | C2 | £766.05 |  |
| C010323 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Owls | C2 | £1,117.40 | Disagree still in good condition Work completed 2012.  |
| C010324 | Atkins - Floors & Stairs - Treads & Risers Main Building Renew timber step | Owls | C2 | £250.00 | Repainted and edges redone completed April 2017 |
| C010326 | Atkins - Ceilings - Finish Main Building Replace areas of plaster, including decoration | Rabbits | C2 | £459.68 | Disagree with condition work completed 2012. However wall is being removed this year so not required. |
| C010327 | Main Building Replace plaster in small areas, including decoration | Rabbits | C2 | £1,005.66 | Disagree still in good condition last redecorated in 2012. Although work planned to remove wall in classroom so will be redecorated in 2017. |
| C010329 | Atkins - Ceilings - Finish Main Building Replace plasterboard and skim, including decoration Cracking in ceilings | Rabbits | C2 | £450.00 | Disagree with priority level. Decoration still in good order work completed in 2012. Some cracking on ceiling. |
| C010330Page 3 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Renew plastic laminated faced boards | Staff toilets | C2 | £566.60 | Replaced Summer 2018 |
| C010333 | Atkins - Redecorations - Internal Main Building Redecorate internally completely, based on Gross Internal Floor Area |  | C2 | £1,532.00 | Disagree with priority level should be lower– Inside of the stock cupboard. |
| C010339 | Atkins - Floors & Stairs - Screed & Finish Main Building Replace "Safety" vinyl sheet flooring 3.5 thick | Moles | C2 | £2221.44 |  |
| C010340 | Atkins - Mechanical Services - Ventilation Main Building Replace ceiling extract | Moles | C2 | £363.90 | Disagree. No void in ceiling. Ventilation not required in classroom. |
| C010343 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Kiln Room now cupboard | C2 | £1,899.58 | Disagree with priority level should be lower– This is a cupboard on outside of building, used to be Kiln room but no longer has a kiln. |
| C010344 | Atkins - Floors & Stairs - Treads & Risers Main Building Renew step | Kiln room | C2 | £250.00 | Disagree in good condition renewed in 2013 |
| C010346 | Atkins - Internal Walls, Windows & Doors - Ironmongery Main Building Replace door ironmongery |  | C2 | £217.07 | Disagree with priority level should be lower– This is a cupboard on outside of building, used to be Kiln room but no longer has a kiln. |
| C010349 | Atkins - Internal Walls, Windows & Doors - Linings & Finish Main Building Replace plaster in small areas, including decoration | Staff room | C2 | £446.96 | Disagree still in good condition. Work completed 2013. |
| C010350 | Atkins - Windows & Doors - Internal & External Doors Main Building Replace flexible internal door | Office | C2 | £640.39 | Door removed. Not being replaced. Work Completed. |
| C010356 | Atkins - Floors & Stairs - Screed & Finish Horsa Classroom Replace carpet tiles | Squirrels and Badgers | C2 | £7,149.80 | Work completed in 2015 new flooring throughout. No carpet tiles left. |
| C010372 | Atkins - Fixed Furniture & Fittings - Teaching Nursery Building (Modular Classroom) Renew timber notice board |  | C2 | £4,960.00 | In good condition, no need to replace. |
| C010373 | Atkins - Windows & Doors - Internal & External Doors Nursery Building (Modular Classroom) Replace glazed aluminium door C |  | C2 | £1,000.00 | Quote received  |
| C010382 | Atkins - Redecorations - External Main Building Redecorate external timberwork & cladding - (Gloss) |  | C2 | £3,600.00 | Work completed 2017 |
| C010386 | Atkins - Redecorations - External Main Building Redecorate external fascias & soffits - (Gloss) |  | C2 | £6500.00 | Work Completed 2015 |

KS2 Building

**Priority: 1 - Urgent Work (1 Item)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Code to survey** | **Description of works**  | **Area**  | **Code**  | **Estimated Price**  | **Comments/Completion** |
| C010055 | Roof allow for whole roof replacement | Roof | D1 | £312904 | BF are completing this in Summer 2019 |
|  |  |  |  |  |  |

**Priority: 2 - Essential Work (31 Items)**

|  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- |
| **Code to survey** | **Description of works**  | **Area**  | **Code**  | **Estimated Price**  | **Comments/Completion** |
| C010053  | Internal decorations office area Year 3 two classes Year 5 two classesAddition work throughout school  | Year 3 and Year 5 classrooms | C2 | £4000.00 | completed Summer 2018 |
| C010058  | Ceilings are poor in a number of areas, noted in all classrooms; AG014, 016, 017, 009, 021, 076, 081, 070, 068, 066, 061 - recommended that replacement is phased, replaced cyclically | Throughout the school | C2 | £49586.00 | Ceilings have been redecorated in classrooms and are in fair condition. |
| C010059  | Carpet in year 4 5 & 6 classrooms is poor - requires replacement. Tiles are clearly visible, significant wear and tear present |  | C2 | £12000.00 |  |
| C010062  | AG039; Sand & re-varnish parquet flooring | Hall | C2 | £2500.00 |  |
| C010072  | AG030 & 031; Vinyl floor is poor, remainder of kitchen is fair, good units and kitchen equipment | Childrens kitchen and corridor outside | C2 | £2108.00 |  |
| C010073  | AG033, 032, 005; Rooms are in poor condition, redecoration needed throughout, allow for repair to damaged boxing at ceiling level | Medical room, staff workroom and reprographics room | C2 | £1383.00 | Part of Amalgamation completed summer 2018 |
| C010080  | Decorations of facias and soffits is generally poor; includes for the decoration of timber cladding at high level to the front and side elevations | Outside | C2 | £4558.00 | Wait till roof complete review next summer 2020 |
| C010081  | Allow for the decoration of existing metal rainwater goods, isolated replacement has been undertaken to replace with uPVC | OUtside | C2 | £3613.00 | Wait till roof complete review next summer 2020 |
| C010084 | Allow for the provision of access to carry out external decoration work |  | C2 | £3857.00 | Wait till roof complete review next summer 2020 |
| C010085  | Allow for the provision of access to carry out roof repair, rectify leaks. |  | C2 | £3857.00 | BF completing Summer 2019 |
| C010086  | Allow for repointing of brickwork around DPC level, throughout the building |  | C2 | £1316.00 |  |
| C010087  | External of room AG021; Crack and previous infill of defective lintel to window on LHS of doors. If deemed necessary, rake out defective / cracking concrete and repair with new | Outside Year 5 class | C2 | £263.00 | Monitoring |
| C010097  | External of timber windows; allow for decorations of remaining timber windows, paint peeling and isolated water damage noted |  | C2 | £883.00 | Replaced ones in Recreation roomOustanding ones in staff room. |
| C010098  | Allow for the painting of handrails to external exits to classrooms, rear of school |  | C2 | £293.00 | Site Controller – Summer 2018 |
| C010099  | Clean drainage channels to perimeter of fencing |  | C2 | £299.00 | Site Controller Ongoing |
| C010119  | Roof to conservatory in poor condition with known leaking issues Allowance for general roofing repairs & maintenance |  | C2 | £1021.00 | BF completing as part of roof summer 2019 |
|  | Renew boiler house doors and windows unit with PVC units  |  | C2 | £6258.00 | Windows now boarded part of amalgamation summer 2018. Doors to be done. |
|  | Renew kitchen base / wall units 3500mm long, including worktop, appliances, ironmongery etc |  | C2 | £8258.00 | Completed part of amalgamation summer 2018 |
| C010102  | Replace site controller hut door and redecorate  |  | C2 | £350.00 | Completed |
| C010094  | Fenced playground / sports pitch adjacent to Building B; requires line painting to tarmac |  | C2 | £1914.00 | Ball court lines. Summer, no cost have paint – site controller |
| C010101 | Site managers store; Brickwork is generally poor, a number of cracks are noted to all elevations, consider monitoring and repair |  | C2 | £2064.00 | Doesn’t leak |
| C009689 | Daikin system requires replacement - reaching end of serviceable life |  | C2 | £6875.00 | Still in operation – serviced yearly |
| C011930 | Reset external manhole cover |  | C2 | £752.00 | Completed 2018 |
| C010091 | Boundary fence; Some areas of damage noted, allow for repair to isolated areas |  | C2 | £988.00 | Completed 2018 |
| C010088 | Building B; Generally in fair condition for use as external storage. Guttering and downpipe are uPVC, leaking water from hopper, allow repair |  | C2 | £1548.00 | Completed Oct 2018 |
|  |  |  |  |  |  |