

PROPERTY- Whiteinch Library Listed YES Grade B Age of building-Main building Please note that this is an indicative position and should be confirmed with technical surveys.					
Anticipated Building Replacement Timescale -			Year Replacement Anticipated	Year Replacement Anticipated	
SYSTEM	Component	Type	Immediate	1 -3 years	ADDITIONAL COMMENTS
Electrical installation (wiring)	Wiring		£250,000.00		
Lighting	Notification of Contravention from the HSE				
	External Lighting		£25,000.00		
	Internal		£70,000.00		
	Emergency lighting system		£30,000.00		
Fire alarm system			£40,000.00		
BMS Controls upgrade and replacement.			£25,000.00		
IT infrastructure				£30,000.00	
Security	CCTV	N/a			
	Intruder Alarms		£15,000.00		
Lifts		N/a			
LTHW distribution system	Pipework			£50,000.00	
	Pumps			£20,000.00	
	Valves			£5,000.00	
Point of Use Water Heaters				£5,000.00	
Machinery control panels	Heating/vent				
	Boilerhouse		£20,000.00		
AHUs		N/a			
Boilers		Replaced 2018			
Air conditioning equipment	Chillers	N/a			
	Split/VRV	N/a			
Domestic hot & cold water system throughout	Pipework			£20,000.00	
	Valves			£5,000.00	
	Cold Water Tanks	N/a			
	Booster Set	N/a			
Sanitary fittings			£20,000.00		
Drainage	Rain water		£150,000.00		
	Foul drainage		£50,000.00		
Roofs	Flat				

Roofs	Pitched				
Ceilings					
Redecoration	Internal			£60,000.00	
	External			£10,000.00	
Floor cover replacement				£30,000.00	
External Fabric	External Stonework		£15,000.00		
	Glazing/Curtain Walling				
	Cladding Systems	N/a			
Foundations / retaining walls		Tank basement	£80,000.00		
Fencing/Gates		N/a	£100,000.00		
Car parks/footpaths			£15,000.00		
Steps/railings					
Additional specialist services	Signage		£5,000.00		
			£910,000.00	£235,000.00	