

Appendix 1

SOUTHAMPTON CIVIC CENTRE CLOCK TOWER REPAIR WORKS – PRELIMINARY ESTIMATES

	WORKS/RECOMMENDATION	ESTIMATED REVENUE COST	ESTIMATED CAPITAL COST	ESTIMATED TOTAL COST	PRIORITY	COMMENTS
1.0	OPTION 3 (Approximately 10 years life)					
1.1	Scaffolding and Hoist	£60,000	£30,000	£90,000	High	Essential for all works.
1.2	Copper roof and timber boarding	£20,000		£20,000	High	Emergency repairs
1.3	Timber louvre repairs/overhaul		£10,000	£10,000	Medium	Repairs to areas where required
1.4	Clock faces overhaul repairs and redecoration		£15,000	£15,000	High	Treatment of corroded metal etc. Awaiting a report from ironwork specialist.
1.5	Full repairs to the bells/bell frame and bells		£90,000	£90,000	Medium	As recommended by Gillett and Johnston in 2008. The majority of this work is still outstanding. An update is now being prepared by Gillett and Johnston following site visit.
1.6	Re-pointing		£10,000	£10,000	Medium	For worst approx 400m over 4 elevations.

1.7	Stonework/steelwork repairs	£38,000	£38,000	Medium	For removal of stone to SW corner, the complete treatment of steel to full height and reinstatement of the stone
1.8	Asbestos	£20,000	£20,000	High	A reasonable estimate based on the information in the asbestos register.
1.9	Contract Preliminaries	£20,000	£20,000	High	Welfare facilities, site facilities etc necessary for project. There is a possibility that the SeaCity Museum can provide these.
1.10	Contingency	£52,000	£52,000	High	Contingency for unforeseen works.
1.11	Consultancy Fees		£66000	High	Capita Fees
	Total estimated cost	<u>£80,000</u>	<u>£351,000</u>		<u>£431,000</u>

NB. This information is based on the recent surveys and inspections. The scope of the works can be fully confirmed once the scaffolding is erected. Once we can get to the stone from the scaffolding, there will be certainty about the true extent of the stonework repair and other repairs. These figures are therefore subject to change. The figures displayed above are based on what is believed to be a worst case scenario situation.