Appendix A

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INTERSERVE FACILITIES MANAGEMENT

IN PARTNERSHIP WITH LONDON BOROUGH OF CROYDON

ASSET MANAGEMENT SURVEY

PURLEY LEISURE CENTRE
50 HIGH STREET
PURLEY
CR8 2AA

Survey Year: 2014-2015

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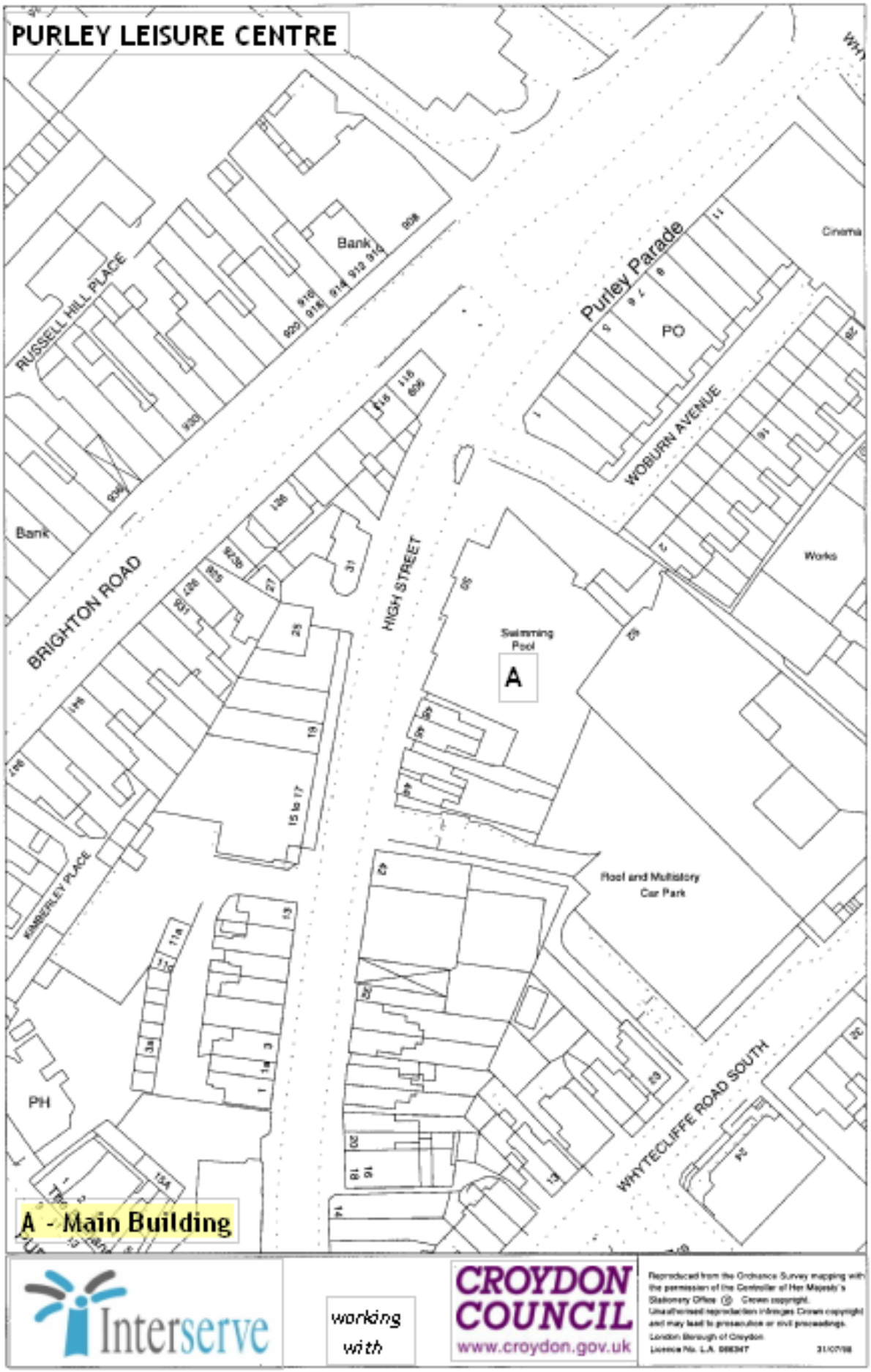
PURLEY LEISURE CENTRE


PURLEY LEISURE CENTRE
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THE BRIEF

Purley Swimming Pool was built during 1982/83. This Building is adjacent to the former Sainsbury's Supermarket building and car park.

It therefore follows that most of the plant and equipment is approaching the end of its recommended "useful life". The Schedule of Remedial Work enclosed within this report indicates the Priority System that has been used to evaluate key component parts of the building:

Priority 1- Requiring work within a timescale of one year.
Priority 2- Requiring work within a timescale of two years.
Priority 3- Requiring work within a timescale of three years.

It is our opinion that the pool is generally in poor condition. There is an urgent need to carry out capital repair works in order for the building to be continued to be used in its present manner. The works are important to ensure that the existing air handling units are retained in working order, together with the boilers and pumps that ensure that the building continues to be heated.

The main roof to the building was leaking at the time of the survey, it is therefore vital that that this is repaired in the near future. Forward planning for the building should ensure that further capital expenditure is reserved for renewal of the whole of the thirty year old roof coverings within an approximate time scale of three years. The building requires additional emergency Lighting to comply with BS5266 and fire alarm equipment to comply with BS5839.

It is our opinion that other minor remedial works identified during our survey can be addressed during the planned maintenance programme.

Row Labels	Total Cost	Year 1	Year 2	Year 2-3
Building Work	323,125.00	24,250.00	89,675.00	209,200.00
Electrical	16,400.00	16,400.00		
Mechanical	527,000.00	527,000.00		
Grand Total	**866,525.00**	**567,650.00**	**89,675.00**	**209,200.00**

SUMMARY STATEMENTS

BUILDING WORKS

INTRODUCTION

This survey has been carried out following a request from Fiona Bowman, Head of Facilities Management, to establish the condition of the building that provides a pool and leisure centre, located in The High Street Purley. The building under consideration comprises adult pool, junior pool, changing facilities, fitness centre, and reception, and associated staff facilities.

Please note that the survey does not include any recommendations for the removal of asbestos. Any queries in relation to asbestos items should be directed to Chandru Santhirakumar on 020 8726 6000, extension 62838.

BACKGROUND

Purley Swimming Pool was completed in 1982 and comprised part of a complex that provided leisure, shopping and parking facilities located on a large piece of land that was formerly an outdoor parking facility for the public in Purley.

The pool and car park where handed over to the Council as part of a planning gain associated with the permission that was granted to Sainsbury's to construct a supermarket, (subsequently closed circa 2000).

THE SURVEY

The survey examines the condition of the major building elements and makes recommendations for their future maintenance and repair. Photographs are provided to indicate the need for remedial works and these are shown within the photographic survey in the Appendix attached to the rear of this report.

EXTERNAL WORKS

Roof Coverings

The pool has a number of different roofs. Over the main pool and junior pool there is an inverted roof, comprising felt, paving slabs, and ballast dressing. Over the paved walkway adjacent to Sainsbury's there is a pitched zinc roof.

At the time of the survey the roof above the main pool was leaking, water was escaping from the rainwater outlets into the main pool below. An inspection of the main roof confirms that a number of previous repairs have been carried out in the past. It is now recommended that a further urgent repair is executed to prevent this roof leak.

BUILDING WORKS

EXTERNAL WORKS

Roof Coverings (cont'd)

In the long run consideration should be given to the replacement of the roof coverings above the two pools with high performance felt roofing with cut to falls insulation. This is shown within the report as an option at an approximate time scale of 3-5 years.

The survey also recommends the replacement of the roof coverings above the canopy, and to the side of the building adjacent to the offices.

Rainwater Goods

Many of the rainwater pipes that drain the main roof pass through external wall above the main swimming pool. There is an indication that the joints around the rainwater outlets and pipe sleeves are leaking and allowing water to seep through the roof onto the floor of the access area surrounding the main pool. (See photographs attached).

It is recommended that the rainwater outlets, together with the down pipes that discharge through the walls of the main pool, are replaced with new "Fulbora" outlets and aluminium pipes that will withstand the corrosive effects of the dosing chemicals used within the pool.

External Walls

The building is constructed using a concrete frame with cavity brick external walls. It is possible that the cavity is only 50mm wide, with little or no insulation. This is indicated by the large amounts of condensation that can be seen on the glazing above the High Street elevation. The external walls of the building also appear to be permanently wet, due to large volumes of condensation that are escaping as water at the junction of the brickwork and the glazing (see attached photographs).

The effect of the water draining down the brickwork is prematurely ageing the external wall, affecting the pointing and the permeability of the brickwork.

It is recommended that the external walls surrounding the pools are insulated on the inside face to raise the dew-point temperature of the enclosure. This should reduce the effects of condensation and the consequent corrosion that is affecting many of the steel fixings supporting the lighting and suspended ceiling above the pool.

Generally the curtain walling is in good condition, although some of the framework adjacent to the main entrance has been vandalised. It is understood that the curtain walling to the North West Elevation has been leaking in the past, and is therefore recommended for replacement within a three to five year timescale.

BUILDING WORKS

EXTERNAL WORKS (cont'd)

External Windows and Curtain Walling

The building has aluminium framed curtain walling with double glazed units fitted within the mullions. There are no infill panels that would normally provide insulation within the curtain walling.

INTERNAL WORKS

For ease of reference the internal areas within the building have been divided into the component areas that form the pools and ancillary changing areas, gym and office spaces.

Main Pool

The main swimming pool comprises a reinforced concrete pool that has a tiled surface, with a perimeter that is also covered with ceramic tiles. The pool is surrounded by cavity brick walls.

Large areas of wall tiles have been replaced at the opposing ends of the pool, although the wall tiles that remain from the original pool construction are damaged in many areas and should also be replaced.

The tiles to the flooring that surrounds the viewing area are in many areas worn and should also be replaced. There is also an indication that the yellow coloured non-slip nosing's that are attached to the access steps are also worn, it is unlikely that these could be seen by a partially sighted person.

The supporting steel work for the roof also requires inspection to establish that there are no defects. It would be necessary for the pool to be closed to do this.

Many of the doors that surround the rooms to the right of the pool are damaged and require renewal. It is recommended that a more durable aluminium door is specified, that would be more tolerant in relation to the high humidity levels that prevail.

All of the floor tiles that surround the pool appear to be affected by ingrained dirt. A systematic approach to the cleaning of these areas should be adopted, involving regular steam cleaning/pressure washing etc, to eliminate possible infection.

BUILDING WORKS

INTERNAL WORKS (cont'd)

Junior Pool

The junior pool is constructed in a similar manner to the main swimming pool, although there are not the inherent problems associated with condensation, as witnessed in the main pool. There is however an area of salt erosion to a wall that has not been tiled. It is recommended that the area of plaster is removed and the whole of the wall tiled.

There is also work required to renew the damaged doors from the main pool into the beginners' pool.

Male Changing Area showering and Toilet facilities

Once again the floor ties require steam cleaning/ pressure washing on a regular basis to remove the ingrained dirt that can cling to mottled non-slip floor tiles.

There is also a need to modernise the sanitary ware in this area that is damaged and outdated over a period of thirty years and replace the ceiling tiles that have been affected by algae.

There is also a damaged timber door that should be replaced with an aluminium door that should resist the salt laden air.

There are a number of damaged wall tiles that should also be replaced.

Female Changing Area

Once again the floor ties require steam cleaning/ pressure washing on a regular basis to remove the ingrained dirt that can cling to mottled non-slip floor tiles.

There is also a need to modernise the sanitary ware in this area that is damaged and outdated over a period of thirty years and replace the ceiling tiles that have been affected by algae.

There are a number of damaged wall tiles that should also be replaced.

Fitness Room and Gym

An inspection of this area was carried out that has confirmed that the whole area has been recently redecorated and new carpet provide.

There is a need to carry out minor plaster repairs and to replace rubber matting in the areas surrounding the gym.

BUILDING WORKS

INTERNAL WORKS (cont'd)

Staircase and Landing Area

An inspection of the staircase and landing area located at the rear of the building has indicated that the roof adjacent to the side entrance to the former "Sainsbury's" supermarket is also leaking. It is suggested that the roof coverings to this roof are renewed.

It is also recommended that the walls and ceilings to this area are redecorated.

Offices

An inspection of this area was carried out, no defects were noted.

Disabled Toilets and Changing Facilities

There is a need to provide new sanitary ware to this area, floor tiles and wall tiles. There is also a need to carry out works to the access corridor to these areas and other General Areas, including Staff Room and Toilets.

Andrew Mecklenburgh, AMP Building Surveyor *Survey Date: November 2014*

MECHANICAL SERVICES

TANK ROOM - 6TH FLOOR

- Heating Feed and Expansion tanks
- Chlorine Dioxide Unit
- Sectional Water Tank CWS

All units in this area are ok short to long term.

BOILER ROOM – 4TH FLOOR

- 2no Saacke Gas Burners – need replacing in the short term.
- 2no Hartley & Sugden Boilers - need replacing in the short term.
- 1no CHP Unit – Should be replaced in the short term.
- 1no Jet Make Up Unit – ok short to long term.
- 1no Expansion Vessel – should be replaced in the short term.
- 2no Heating Pumps LTHW –right hand pump to be replaced in the short term.

AHU'S ON ROOF – 4TH FLOOR (MAIN POOL)

- All three units should be replaced in the very short term.

AHU – 2ND FLOOR (SMALL POOL)

- This unit should be replaced in the short term.

PLANT ROOM – GROUND FLOOR

- 2no Pullen Heating Pumps – replace in the short term.
- 2no Sand Filters – replace ASAP.
- 2no Heat Exchangers for Pools – ok short to long term.
- 2no Hot Water Cylinders - ok short to long term.
- BMS Controls – should be upgraded in the short term.
- Pool Pumps & Strainers – should be replaced in the short term; pumps should be inverter pumps so they can ramp down at night.
- Pool Valves – should be replaced in the short term as they do not isolate.
- Pool Chemicals – ok short to long term.

CHANGING AREAS

- All shower valves in Ladies & Gents – should be upgraded in the short term.
- Ladies & Gents Toilets – should be upgraded in the short term (see building survey).
- Ventilation – should be replaced in the short term as it is ineffective.

ELECTRICAL SERVICES

The following works have been recommended:-

- Install additional emergency lighting, in various locations as listed, to comply with BS5266.
- Install additional fire alarm equipment, in various locations as listed, to comply with BS5839.
- Replace various tungsten and fluorescent fittings with suitable fluorescent luminaires.
- Plant room 13 - Paint/replace rusting isolators.
- Electrical intake 15 - Emergency lighting board. Supply and fit a circuit chart.
- Changing room 27 - Install an emergency alarm system.
- Area around pool 43 - Replace ageing alarm button.
- Area around pool 49 - Replace ageing alarm buttons.

List of Recommended Works:-

Location		Action	Works Description
Block Structure	0	Install	Install emergency light to comply with BS 5266
Plant Room	12	Install	Install emergency light to comply with BS 5266
Plant Room	13	Install	Install emergency light to comply with BS 5266
Store Room	14	Install	Install emergency light to comply with BS 5266
Gym	17	Install	Install emergency light to comply with BS 5266
Corridor	26	Install	Install emergency light to comply with BS 5266
First aid room	31	Install	Install emergency light to comply with BS 5266
Female Changing Rm	34	Install	Install emergency light to comply with BS 5266
Chemical Store	42	Replace	Replace with emergency light to comply with BS5266
Switch Room	52	Install	Install emergency light to comply with BS 5266
Air Circulation Room	53	Install	Install emergency light to comply with BS 5266
Service Duct	54	Install	Install emergency light to comply with BS 5266
Lift Motor room	55	Install	Install emergency light to comply with BS 5266
Boiler Room Level 4	56	Install	Install emergency light to comply with BS 5266
Tank Room Level 6		Install	Install emergency light to comply with BS 5266
Changing Room	27	Install	Install emergency alarm system
Switch Room	52	Install	Install to comply with BBS 5839
Service Duct	54	Install	Install to comply with BBS 5839
Lift Motor room	55	Install	Install to comply with BBS 5839
Boiler Room Level 4	56	Install	Install to comply with BBS 5839
Tank Room Level 6		Install	Install to comply with BBS 5839
Tank Room Level 6		Install	Install to comply with BBS 5839
Tank Room Level 6		Install	Install to comply with BBS 5839
Toilet	10	Replace	Replace with suitable fluorescent fitting

ELECTRICAL SERVICES

List of Recommended Works (cont'd):-

Location		Action	Works Description
Plant Room (battery area)	13	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Fire Escape	16	Replace	Replace with suitable fluorescent fitting
Switch Room	52	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Air Circulation Room	53	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Service Duct	54	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Lift Motor room	55	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Boiler Room Level 4	56	Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Tank Room Level 6		Replace	Replace with suitable GRP Vapourproof fluorescent fitting
Plant Room	13	Paint/Replace	Paint/Replace rusting isolators
Electrical Intake Rm	15	Supply and Fit	Circuit chart
Area Around Pool	43	Replace	Replace ageing button
Area Around Pool	49	Replace	Replace ageing buttons

I have also left a list of minor defects that I have found for the Leisure Centre with the Manager Bernard Searle, which he has passed to the help desk:-

The list of defects left With Bernard Serle are as follows:

- Main Plant Room - Defective lights.
- Main Plant room - Defective 2 gang switch.
- Fire Exit Stairs from Beginners Pool – Defective lights.
- Main Pool - Defective flood light.
- Main Pool stairs to exit from public gallery – Defective lights.
- Store in locker room – Defective light.
- IT room Ground Floor - extract fan programmer missing exposing bare wiring.
- 2nd Floor Plant Room - Earth cable hanging loose.
- 2nd Floor plant room above beginners pool - Defective lights.

ELECTRICAL SERVICES

List of defects left With Bernard Serle (cont'd):

- External side exit door adjacent to lifts - Square light defective.
- External side exit door adjacent to lifts - Two son lights defective.

Alan Dunt, AMP Electrical Surveyor *Survey Date: November 2014*

WORKS SUMMARY

Service Type	Area	Task	Description of Work	Work Priority	Additional Comment	Cost	Year 1	Year 2	Year 3-5
Building	External	Carry out repairs to the roof above the main pool	Remove ballast coverings and carry out roof felt repairs to two separate areas	1	Repairs required to the roof to prevent water ingress in the short term	18,000	18,000		
Building	External	Carry out renewal of all felts to the whole area	Remove ballast coverings and carry out renewal of the felts to the whole of the roof	3	Capital expenditure required to renewed the roof coverings	75,000			75,000
Building	External	Main entrance canopy	Renew the worn roof coverings above the main entrance canopy	2		5,000		5,000	
Building	External	Main Swimming Pool	Investigate defects to roof outlets and repair	1		2,500	2,500		
Building	External	External enclosure	Carry out leak test and repair to External wall to North West Elevation	2		3,000		3,000	
Building	External	External enclosure	Renew Double glazed sealed units External wall to North West Elevation	3		15,000			15,000
Building	External	External enclosure	Carry out dry lining and insulation to the inner face of the external wall	3	Dry lining required to prevent heat loss from building through the external walls	85,000			85,000
Building	External	Side entrance north elevation	Renew the worn roof coverings	2		2,000		2,000	
Building	External	Staircase from main lobby to 1st floor	External Aluminium curtain walling - Leak test & repairs	3		7,500			7,500
Building	Internal	Staff Room in plant room	Replace vinyl flooring	2		350		350	
Building	Internal	Staff WC	Refix loose tiles	2		250		250	
Building	Internal	Staff WC	Repaint concrete floor	2		150		150	
Building	Internal	Weights Gymnasium	Investigate pool drainage and replace ceiling tiles	2		400		400	
Building	Internal	Weights Gymnasium	Replace rubber matting	2		175		175	
Building	Internal	Gym corridor	Carry out minor plaster repair to walls	3		200			200
Building	Internal	Main reception lobby	Carry out minor floor repairs and threshold replacement	2		250		250	
Building	Internal	Staircase from main lobby to 1st floor	Replace stair nosing's	1		2,500	2,500		
Building	Internal	Main Swimming Pool	Inspect ceiling for leaks and allow for some repairs	2		5,000		5,000	
Building	Internal	Main Swimming Pool	Replace nosing's to viewing gallery floor	1		500	500		
Building	Internal	Main Swimming Pool	Rake out mastic where walls meet floor and replace	2		1,250		1,250	
Building	Internal	Main Swimming Pool	Rake out mastic in expansion joints and replace	2		1,000		1,000	
Building	Internal	Main Swimming Pool	Extend existing perimeter drainage to full perimeter of pool	2	The pool is flooding over the edge where bathers safety is affected	15,000		15,000	
Building	Internal	Main Swimming Pool	Carry out deep clean and pressure wash all floor tiles	2		3,000		3,000	
Building	Internal	Main Swimming Pool	Renew all floor coverings to the viewing gallery area with non-slip vinyl floor covering	2		8,000		8,000	
Building	Internal	Main Swimming Pool	Replace damaged internal doors to Areas 26 and 32 (3No) with aluminium doors	3		3,000			3,000
Building	Internal	Main Swimming Pool	Renew wall tiles to the areas that have not been replaced	2		9,000		9,000	
Building	Internal	Main Swimming Pool	Carry out inspection of all supporting steel work for the affects of corrosion	2	Safety inspection required due to ongoing roof leaks	15,000		15,000	
Building	Internal	Beginners Pool	Replace double doors to Training Pool (2No)	3		2,000			2,000
Building	Internal	Beginners Pool	Hack off loose defective plaster and carry out repairs to brickwork and tile on completion	2		5,000		5,000	

WORKS SUMMARY (cont'd)

Service Type	Area	Task	Description of Work	Work Priority	Additional Comment	Cost	Year 1	Year 2	Year 3-5
Building	Internal	Disabled Toilet	Redecorate ceiling	2		350		350	
Building	Internal	Disabled Toilet	Renew wall tiles	2		1,250		1,250	
Building	Internal	Disabled Toilet	Replace floor tiles	2		1,200		1,200	
Building	Internal	Disabled Toilet	Replace Sanitary Ware	2		3,500		3,500	
Building	Internal	Corridor Outside Disabled Toilet and Showers Changing Room & Shower	Repairs to tiled upstands	2		550		550	
Building	Internal	Corridor Outside Disabled Changing Room & Shower	Replace handrail with DDA compliant alternative	1		750	750		
Building	Internal	Male Changing Room 33	Pressure wash and deep clean	2		1,000		1,000	
Building	Internal	Male Changing Room 37	Pressure wash and deep clean	2		600		600	
Building	Internal	Male Changing Room 33	Replace damaged internal door with aluminium door	3		1,000			1,000
Building	Internal	Male Toilets and Washing Area 39	Remove all of the existing worn sanitary ware and tiling and provide new	3		8,000			8,000
Building	Internal	Corridor leading to Male Showers	Remove algae damaged ceiling tiles & replace with new	2		4,500		4,500	
Building	Internal	Changing Area 35	Pressure wash and deep clean	2		500		500	
Building	Internal	Female Changing Room 34	Pressure wash and deep clean	2		1,000		1,000	
Building	Internal	Female changing Area 41	Remove the damaged door & provide aluminium door	3		1,000			1,000
Building	Internal	Female Toilet and Washing area 41	Remove all of the existing worn sanitary ware and tiling and provide new	3		6,000			6,000
Building	Internal	Male Toilet and Shower Area 39	Pressure wash and deep clean	2		700		700	
Building	Internal	Female Toilet and Shower Area 41	Pressure wash and deep clean	2		700		700	
Building	Internal	Small Female Changing Areas	Renew Wall tiles	3		2,250			2,250
Building	Internal	Small Female Changing Areas	Renew Flooring with vinyl alternative	3		1,750			1,750
Building	Internal	Large Female Changing Room	Remove damaged wall tiles and provide new tiles where required	3		1,500			1,500
Mechanical	Boiler Room - 4th Floor	Boilers, burners, pumps & expansion vessel	Boilers over 25 years old therefore energy inefficient. If the boilers are not working properly the building cannot function. Therefore, the following items need to be replaced: -• 2no Saacke Gas Burners .• 2no Hartley & Sugden Boilers.• 1no Expansion Vessel .• 2no Heating Pumps LTHW .	1		100,000	100,000		
Mechanical	Boiler Room - 4th Floor	CHP unit	Combined Heating Power (CHP) unit should be replaced.	1		50,000	50,000		
Mechanical	AHU's on Roof - 4th Floor (Main Pool) & 2nd Floor (Small Pool)	AHU's	Please refer to Main Project Specification.	1		250,000	250,000		
Mechanical	Plant Room - Ground Floor	BMS controls	BMS Controls to be upgraded.	1		30,000	30,000		
Mechanical	Plant Room - Ground Floor	Sand in pool filters	Replace the sand within 2no Sand Filters.	1	The sand in both the filters is over 15 years old.	12,000	12,000		

WORKS SUMMARY (cont'd)

Service Type	Area	Task	Description of Work	Work Priority	Additional Comment	Cost	Year 1	Year 2	Year 3-5
Mechanical	Plant Room - Ground Floor	Pool pumps, valves & strainers & LTHW Pumps	Replace the following equipment: - 2no Pullen Heating Pumps (LTHW). Pool Pumps & Strainers – pumps should be inverter pumps so they can ramp down at night. Pool Valves – should be replaced as they do not isolate and the therefore the pool strainers cannot be opened and cleaned on a weekly basis.	*1*		25,000	25,000		
Mechanical	Male, Female & Unisex Disabled Changing Area	Shower valves	All shower valves in all Changing Areas should be replaced.	*1*		10,000	10,000		
Mechanical	Male, Female & Unisex Disabled Changing Area	Ventilation in changing areas	Ventilation in all the Changing Areas should be replaced as it is ineffective.	*1*		50,000	50,000		
Electrical	Block Structure	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		1,200	1,200		
Electrical	Plant Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		600	600		
Electrical	Plant Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		2,200	2,200		
Electrical	Store Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Gym	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Corridor	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	First aid room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		200	200		
Electrical	Female Changing Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		200	200		
Electrical	Chemical Store	Bulkhead (tungsten)	Replace with emergency light to comply with BS 5266	*1*		200	200		
Electrical	Switch Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		800	800		
Electrical	Air Circulation Room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Service Duct	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Lift Motor room	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Boiler Rm Level 4	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Tank Rm Level 6	Emergency light fitting	Install emergency light to comply with BS 5266	*1*		400	400		
Electrical	Changing Room	Emergency Call System	Install emergency alarm system	*1*		250	250		
Electrical	Switch Room	Fire Bell or Emitter	Install to comply with BBS 5839	*1*		250	250		
Electrical	Service Duct	Fire Bell or Emitter	Install to comply with BBS 5839	*1*		250	250		
Electrical	Lift Motor room	Fire Bell or Emitter	Install to comply with BBS 5839	*1*		250	250		
Electrical	Boiler Rm Level 4	Fire Bell or Emitter	Install to comply with BBS 5839	*1*		250	250		
Electrical	Tank Rm Level 6	Fire Bell or Emitter	Install to comply with BBS 5839	*1*		250	250		
Electrical	Tank Rm Level 6	Fire System Alarm Button	Install to comply with BBS 5839	*1*		250	250		
Electrical	Tank Rm Level 6	Fire system detector	Install to comply with BBS 5839	*1*		250	250		
Electrical	Toilet	Bulkhead (tungsten)	Replace with suitable fluorescent fitting	*1*		100	100		

WORKS SUMMARY (cont'd)

Service Type	Area	Task	Description of Work	Work Priority	Additional Comment	Cost	Year 1	Year 2	Year 3-5
Electrical	Plant Room (battery area)	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		100	100		
Electrical	Fire Escape	Bulkhead (tungsten)	Replace with suitable fluorescent fitting	*1*		200	200		
Electrical	Switch Room	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		1,000	1,000		
Electrical	Air Circulation Room	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		600	600		
Electrical	Service Duct	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		400	400		
Electrical	Lift Motor room	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		400	400		
Electrical	Boiler Room Level 4	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		800	800		
Electrical	Tank Room Level 6	Fluorescent	Replace with suitable GRP Vapourproof fluorescent fitting	*1*		1,000	1,000		
Electrical	Plant Room	unspecified	Paint/Replace rusting isolators	*1*		400	400		
Electrical	Electrical Intake Room	Emergency Lighting	Circuit chart	*1*		200	200		
Electrical	Area Around Pool	Emergency Call System	Replace ageing buttons	*1*		200	200		
Electrical	Area Around Pool	Emergency Call System	Replace ageing buttons	*1*		400	400		