

Indicative Budget Costs / Anticipated Repairs and Maintenance Works for Libraries

Notes for information:

Anticipated repairs and maintenance works are based on predictions by the Council's Building Practice technical staff using their knowledge of the buildings.

The figures shown below are estimates only and set within the context of available budgets. Indicative budget costs are based on present day costings for works professionally managed by the Council's Building Practice.

Indicative costs do not contain day-to-day revenue costs and are therefore a reflection of the building's condition, as identified by condition surveys). Generally costs are relative to asset size. Costs do not give an indication of the building's efficiency, use-ability or suitability.

The timescales indicated are also estimated - they represent a pragmatic view of the most likely replacement opportunities. It is not possible to give exact timings for works, therefore ranges of within the next 5 years, years 6 - 10 and years 11 - 25 have been used.

Libraries	Building gross internal area (GIA) approx. m2	Indicative Budget Costs by years			Total over 25 years	Anticipated Repairs and Maintenance Works (related to building condition)			Works undertaken in recent years include...	Comments (e.g. accessibility, frequent maintenance issues)
		Next 5 Years	Years 6 - 10	Years 11 - 25		Next 5 years	Next 6 - 10 years	Next 11 - 25 years		
Redland	292	£99k	£41k	£29k	£169k	(1) Replace platform lift to split level floors (beyond life expectancy and unreliable) (2) Roof void required for safety / maintenance inspections, is an unsafe environment requires remedial works. (3) Complete roof re-felt, baton, new slates, new dormer windows	(4) Repair / replace a few of the sash windows, external decorations (5) Remedial works to rain water downpipes and address damp walls in the office (6) Electrical and fire detection works (7) Upgrade security alarm	(8) Boiler life cycle replacement (9) Internal decorations	Complete heating system £100k (2010) Counter alterations. Removal of counter for self service £7k (2011)	The building design means that over hanging trees will always block the outlets in extreme weather conditions, and as the leaves fall and the moss washes down onto the outlets water will enter the building. In heavy weather, the public pavement on Whiteladies Rd has streams of water running down, which runs down the disabled access slope and enters the building. The cost of damage ranges from £1k - 6k pa. Damage can be worse if water ingress occurs when the library is closed i.e. the incident doesn't get reported until it is opened. No accessible toilet. To provide will result in loss of library space. Costs estimated between £16.5 - 22k, inc 10% management fee.
Eastville	239	£37k	£9k	£79k	£125k	(1) Upgrade all windows from single to double glazed (current windows starting to rot / result in heat loss) (2) Replace asphalt roof to rear extension (asphalt breaking down and not insulated) (3) Excavate and install new drainage to stop flooding on one side of building	(4) Decorations required. Replace flooring to existing toilet and corridor, including cleaners' cupboard	(5) Boiler life cycle replacement (6) Replace heating, controls and radiators (7) Internal decorations	New roof c. £40k (2010)	There are flooding issues to the left-hand side near the woodland, leaves and debris cause the drains to block, refer to (3) for proposed corrective works. No accessible toilet and to provide would require an extension to the building (if feasible) at a cost of c. £33 - 55k incl 10% management fee.
Wick Road	209	£21k	£9k	£94k	£124k	(1) Boiler life cycle replacement (2) Repairs to boundary walls	(3) Replace flat roofs	(4) Heating controls, pipework and radiator replacements (5) New main roof tiles, felt, baton and insulation (6) Internal and external decorations	Electrical rewiring £25k (2012) Counter alterations. Removal of counter for self service, new kitchen units £9k (2012)	Extensive modernising to provide a DDA toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.
Westbury	252	£47k	£33k	£83k	£163k	(1) Boiler life cycle replacement (2) Electrical rewiring of building (3) Upgrade security alarm	(4) Minor repairs to roof (5) External decorations (6) Internal decorations	(7) Replace boiler pipework, controls and radiators (8) Replace roof, felt, baton and insulation	Works to stabilise building, raised floor in office and kitchen of rear extension. Replaced collapsed drain along the back face of the building. c. £15k (2014) Counter alterations. Removal of counter for self service plus kit £8k (2011)	Subsidence issue dealt with and works covered by a 10 year guarantee. Extensive modernising to provide a DDA toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.
Clifton (listed building/s on site)	402	0	£42k	£40k	£82k		(1) Replace slated, flat roofs and associated lead works, as well as sky lights (2) External decorations	(3) Boiler life cycle replacement (4) Internal decorations (5) External decorations	Major refurbishment carried out c. £170k (2010)	
Sea Mills	234	£30k	£28k	£83k	£141k	(1) Boiler life cycle replacement (2) Decorating to the rear internal staff areas (3) Upgrade security alarm	(4) External decorations (5) Replace windows to rear staff area (6) Internal decorations	(7) Replace pipework, heating controls and radiators (8) Roof renewal tiles, baton, felt and insulation	Counter alterations. Removal of counter and alterations for self service £3k (2011)	Extensive modernising to provide a DDA toilet and access to (if feasible). Costs estimated at c. £27.5 - 33k, inc 10% management fee.
Marksbury Road	167	£40k	£23k	£83k	£146k	(1) Upgrade all windows from single to double glazed (current windows starting to rot / result in heat loss) (2) Boiler life cycle replacement (3) Decorating to the rear internal staff areas	(4) Upgrade security alarm (5) Internal and external decorations	(6) Renew roof felt, baton, tiles and insulation (7) Replace pipework, heating controls and radiators	Counter alterations. Removal of counter and alterations for self service £4k (2012)	No accessible toilet and to provide would require an extension to the building (if feasible) at a cost of c. £33 - 55k incl 10% management fee