

Project: Pentland House HMO Accommodation

Date

: 17 August 2016

COST REPORT - REMOVAL OF POLYSTYRENE INSULATION

-

-

-

Description

Unit

Qty

Rate

**£
TOTAL**

RELATES TO GROUND & FIRST FLOOR ONLY - ASSUMED NO ACTION TO TOP FLOOR

Option 1

Leave the polystyrene in place, apply MDF pads to light fittings and sounders, box in service runs to corridors with MDF and hope that no fire breaks out. Apply respatex to pipe boxes in bedrooms.

1 Box in revise runs with class 0 MDF

m

54

£19.50

£1,053.00

2 Pads - in costs already

3 Respatex to pipeboxes in bedroom - 1 sheet each room

nr

26

£105.00

£2,730.00

TOTAL COST OR OPTION 1					£3,783.00
Option 2					
Asbestos contractor to over sheet the existing ceilings with 15mm Fireline board, applying a fire retardant caulk to the perimeter of all board joints and abutments with walls, Ames Tape all. Engineer would need to spec retro-fit anchors to hold the existing timber framework in place with the additional weight of 15mm fire line board. Apply respatex to pipe boxes in bedrooms.					
New Armstrong grid ceilings to be installed to 6nr bathrooms.					
1	15mm fire line board	m2	646	£18.00	£11,628.00
2	Ames tape finish to plasterboard	m2	646	£11.00	£7,106.00
3	Allowance for anchorage 3 per m2	nr	1938	£3.00	£5,814.00
4	Engineers fees	sum	1	£750.00	£750.00
5	Calk edges intumiscent mastic	m	2800	£10.80	£30,240.00
6	Pipe boxes to all rooms would need to be clad complete in class 'O' MDF or similar and all sealed to the underside of the coffers.	nr	37	£61.00	£2,257.00
7	New Armstrong Ceilings to bathrooms	nr	6	£490.00	£2,940.00
TOTAL COST FOR OPTION 2					£60,735.00
Option 3					
Asbestos contractor to remove the existing artex coated ceilings, framing and polystyrene complete and dispose of. MLC could install new framing and 50mm class 'O' insulation to underside of coffers, sheet with 12.5mm plain back plasterboard then Ames Tape - Engineer to specify anchor type, gusset plates and the like to the new framing (inc fee's). Pipe boxes to all rooms would need to be clad complete in class 'O' MDF or similar and all sealed to the underside of the coffers. Allowance to be made for lifting and relaying flooring if possible - if not e/o for replacing flooring to areas not already catered for in main cost plan.					

1	Remove artex coatings, framing and polystyrene	sum	1	£84,000.00	£80,400.00
2	50mm class 'O' Kingspan insulation and specialist adhesive - see link in email to kingspan kooltherm K7	m2	730	£20.60	£15,038.00
3	12mm plasterboard & framing (This to include engineers fee's and e/o cost for specialist anchors and the like)	m2	730	£21.00	£15,330.00
	Allowance for anchorage 3 per m2	nr	2190	£3.00	£6,570.00
4	Engineers fees	sum	1	£750.00	£750.00
5	Ames tape finish to plasterboard	m2	730	£11.00	£8,030.00
6	Pipe boxes to all rooms would need to be clad complete in class 'O' MDF or similar and all sealed to the underside of the coffers.	nr	37	£61.00	£2,257.00
7	Extra cost of decoration per room	nr	37	£150.00	£5,550.00
8	Lifting flooring - wont relay as it is stuck down	nr	15	£25.00	£375.00
9	E/O for replacing flooring to areas not already catered for in main cost plan	nr	15	£251.00	£3,765.00
TOTAL COST FOR OPTION 3					£138,065.00