

Appendix 2 - Major Works Maintenance Forecast - operational estate (excluding Housing) in the next 5 years

Location	Project	20/21	21/22	22/23	23/24	24/25
GSMD	Silk Street – Lakeside Studio Ventilation			£350,000		
GSMD	Whole School BMS controls				£300,000	
GSMD	Silk Street – Air Handling Extract					£650,000
Barbican Centre	Ex Hall Roofs					£960,000
Barbican Centre	Ex Hall BMS replacement					£455,000
Barbican Centre	Conservatory Roof including Arid House					£3,807,000
Barbican Centre	Terrace Tile renewal			£402,000		
Barbican Centre	Replace sprinklers serving Car Park 2				£682,000	
Barbican Centre	Lighting Control (Foyer and Back of House)		£1,727,000			
Barbican Centre	Replace Theatre Foyer Lighting				£547,000	
Barbican Centre	Replace BMS site wide (excluding Ex Hall)				£1,464,000	
Barbican Centre	Replace Flying system in Concert Hall		£450,000			
Barbican Centre	Repair all expansion joints			£1,500,000		
Barbican Centre	External Decoration (site wide)				£350,000	
Barbican Centre	Replace Fire Shutters (site wide)		£750,000			
LMA	Heating Replacement	£1,700,000				
LMA	Fire Alarm Replacement	£300,000				
LMA	Lighting and Power rewire	£500,000				
LMA	External Redecoration	£300,000				
Charterhouse Street Bridge	Replace Waterproof Decking				£1,280,000	
Mansion House	Roof Replacement			£3,015,050		
Mansion House	Electrical Installation Upgrade				£900,000	
LCM - Underground Car Park	Supply & Extract Ductwork Replacement		£1,440,000			

LCM - East Meat Trader	Chilled/Condenser Water Replacement		£934,150			
LCM - East Meat Trader	Heating Pipework Replacement		£468,000			
LCM - West Meat Trader	Sprinkler Replacement					£458,000
LCM - West Meat Trader	Luminaires Replacement		£336,000			
LCM - West Meat Trader	Chilled/Condenser Water Replacement					£965,000
LCM - West Meat Trader	Heating Pipework Replacement					£460,000
LCM - West Meat Trader	Ductwork Replacement					£1,468,000
LCM - General	Supply & Extract Cleaning					£504,000
City of London (Boys) School	Roof Replacement		£934,000			
	Subtotal		£2,800,000	£7,039,150	£5,267,050	£5,523,000
	Major Works estimate for next 5 years		£30,356,000			
	Professional Fees and Surveys @15%		£4,553,430			
	Total (excl. VAT)		£34,909,630			

Notes

1. It is assumed works to the London Central Market (LCM) will be deferred in the event of major refurbishment/redevelopment as part of the Markets Consolidation Project
2. Works to the City of London school will be met by school reserves.
3. Partial recovery of the eventual cost of works is expected through tenant service charge payments at LCM and LMA. This will be confirmed on submission of the actual bid.