

Town Hall Window Repairs 22

Contractor One					Contractor Two				Contractor Three				Contractor	Four		
Window	Works	Additional work	Cost	Secondary Glazing, Remove Replace	Works	Additional Works	Cost	Secondary Glazing Remove Replace	Works	Additional Works.	Cost	Secondary Glazing Remove Replace	Works	Additional Works.	Cost	Secondary Glazing Remove Replace
Ground Floor Stair Well Window	No Work Paint Shut		0	0	As Below	As below	£280		Nil	0	0		Null	0	0	
Reception Office	Ease, Adjust, lubricate/renew pulley wheels, renew sash cords, align mid rails, replace all staff and parting beads, fit draft proofing system, rebalance Sashes.		£390	£100	Fit draught proofing, strengthen ten joints, box frame/cill repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	? Dependant on what rotten timber found when renovating fitting new draught proofing.	£280		Release Both Sashes, Ease, Wax Shave sashes, replace sash cords, replaces staff and parting beads, Draught strip meeting rails, rebalance sashes.		£425		As Per specification.		£475	
Main Office Left	As Above	1 x Major Tenon repair	£390 + £40	£100	As Above	As above	£280		As above +	Sash catch repair	£462		As above		£475	
Main Office Right	As Above	1 x Major Tenon repair	£390 + £40	£100	As Above	As above	£280		? missed in quote expect £425		£425		As above		£475	
HR Office Left	Ease, Adjust, lubricate/renew pulley wheels, renew sash cords, align mid rails, replace all staff and parting beads, fit draft proofing system, rebalance Sashes.	1 X Medium Repair to Sill	£390 + £45	£100	Fit draught proofing, strengthen ten joints, box frame/cill repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	? Dependant on what rotten timber found when renovating fitting new draught proofing.	£280		Release Both Sashes, Ease, Wax Shave sashes, replace sash cords, replaces staff and parting beads, Draught strip meeting rails, rebalance sashes.		£430		As Per specification.		£475	

HR Office Right	As Above	1 X Large Repair to Sill	£390+ £85	£100	As Above	As above	£280		As Above		£430		As Above		£475	
Outside Reception																
Stairs mid landing.	Missed				As above	As above	£280		As Above		£425		As Above		£475	
Deputy Town Clerks office LH	As Above		£390	0	As above	As above	£280		As Above		£845		As Above		£475	
Deputy Town Clerks Office RH	As Above		£390	0	As above	As above	£280		As Above		£845		As Above		£475	
Town Clerks Office LH	Ease, Adjust, lubricate/renew pulley wheels, renew sash cords, align mid rails, replace all staff and parting beads, fit draft proofing system, rebalance Sashes.		£390	0	Fit draught proofing, strengthen ten joints, box frame/cill repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	? Dependant on what rotten timber found when renovating fitting new draught proofing.	£280		Release Both Sashes, Ease, Wax Shave sashes, replace sash cords, replaces staff and parting beads, Draught strip meeting rails, rebalance sashes.	Replaced conservation Glass and sash latch	£1,137		As Per specification.		£475	
Town Clerks Office RH	As Above	Replacement Glass	£390 +£80	0	As above	As above	£280		As Above	As Above	£1,137		As above		£475	
Middle Kitchen side hung casement window.	Fit Draught Excluder system	1 x Large Repair to sill & 1 x Mullion splice	£130 + £235	0	As above	As above	£150		Missed				As above		£475	
Council Chamber LH	As Per Town Clerks Office RH	1 x Large Repair to Sill repair.	£420 + £85	£100	As above	As above	£280		As Above		£610		As above		£475	
Chamber South Face LH	Ease, Adjust, lubricate/renew pulley wheels, renew sash cords,		£390	£100	Fit draught proofing, strengthen ten joints, box frame/cill	? Dependant on what rotten timber found when	£280		Release Both Sashes, Ease, Wax Shave sashes, replace sash cords,		£610		As Per specification.		£475	

	align mid rails, replace all staff and parting beads, fit draft proofing system, rebalance Sashes.				repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	renovating fitting new draught proofing.			replaces staff and parting beads, Draught strip meeting rails, rebalance sashes.							
Chamber South Middle	Remove top sash & Board up opening. Take sash to joinery workshop to fit new meeting rail to top sash & splice into stile rail along with 3 x reglazes, replacement non standard cill.	Remove top sash fit new meeting rail and splice into stile rail 3 x reglaze at joinery shop. 1 x replacement sill.	£420 + £365 + £420	£100	As above	As above	£280		As Above	Manufacture new top sash replace 1 x Conservation Glass	£610 + £337 + £1,450		As above		£475	
Chamber South RH	As Above		£390	£100	Fit draught proofing, strengthen ten joints, box frame/cill repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	? Dependant on what rotten timber found when renovating fitting new draught proofing.	£280		As Above		£610		As above		£475	
Chamber RHS LH	As Above	Replacement Sill	£420 + £365	£100	As above	As above	£280		Release Both Sashes, Ease, Wax Shave sashes, replace sash cords, replaces staff and parting beads, Draught strip meeting rails, rebalance sashes.		£610		As above		£475	

Chamber RHS Middle	AS Above	Major Tenon Repair, Replaceme nt Sill, Large Repair bottom rail	£420 + £40 + £365 + £85	£100	As above	As above	£280		As above		£610		As above		£475	
Chamber RHS RH	As Above	2 x Major Tenon Repair, Replaceme nt Sill.	£420 + £80 + £365	£100	Fit draught proofing, strengthen ten joints, box frame/cill repairs, lubricate renew/pulley wheels, new sash cords, align mid rails, renew parting/staff beads.	? Dependant on what rotten timber found when renovating fitting new draught proofing.	£280		As Above		£610		As per spec		£475	
Upstairs Kitchen	As Above		£130		Nil				Nil				Nil			
Totals			£9,345	£1,200			£5,470				£12,618				£9,025	

Total Costs

Contractor One

Window repairs £9,345

Additional lead weights to rebalance sashes where required £1.80/lb

Charges additional cost for any new centre catches and locks required £25-£35.

Remove and replace secondary glazing an additional £1,200 this charge is solely to remove and replace no remedial/repair works included or carried out.

Contract Two has withdrawn order books now full for next 12mths.

Has also not listed individual window works and costs just basic costs per window additional charges to be made on any works beyond those specified.

Has quoted solely to repair the windows and prime bare timber.

### Contractor Three

Window Repairs £12,618

Has quoted solely to repair the windows and prime bare timber.

Has asked for scaffold Towers to be provided externally and internally to council chamber.

### Contractor Four

Has simply listed all window works as £45 per hour per man + materials and has stated separately that approx. cost should be under £475 per window however has not listed what works will be undertaken other than

- Replace putty/re glaze where needed
- re weight if needed
- replace rope where needed
- replace parting beads if needed
- repair cills where needed.
- prime outside of windows ready to paint.

No other works required or expected indicated or timescale per window = £9,025 approx.

Requires external scaffolding to window areas, this would incur additional charges.

All Sums are less VAT

### Additional quotes for repairs.

Contractor 4 has quoted to carry out repairs to the OAK fire doors at the bottom of the Town Hall stairs **£595**

Contractor 4 has also quoted to carry out repairs to Town Hall rear shop window to cut back remove and replace rotten window cill **£245**

Contractor 3 has quoted to carry out repairs to Town Hall rear shop window to cut back remove and replace rotten window cill **£845**