



Ronski+Burke Architekten
und Ingenieure

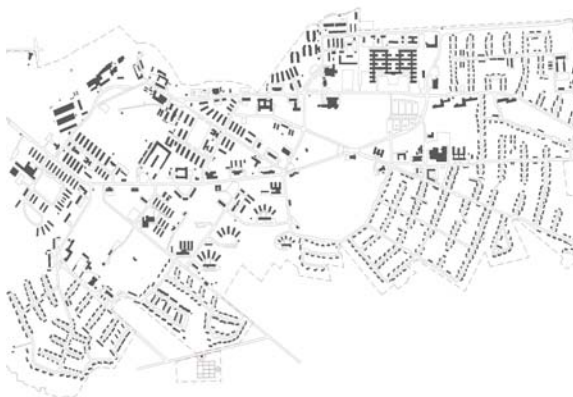
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367-IEMP

Project Details

Integrated Estate Management Conditon and Forward Maintenance Surveys

Mönchengladbach, Herford, Hohne, Gütersloh, Paderborn



Client:
WSP Consult GmbH

Contact:
Declan Murray, 030 4502 6558

Dates:
2008

Extents / Investment Volume:
790 buildings

Project Description:
The task encompassed surveying and providing detailed reports on approx. 850 buildings for the British Forces in Germany at locations up to 500 km apart and within a timeframe of 4 months. The aim of the surveys was to provide information to the facility managers on defects, deferred maintenance items, H&S issues and hazardous materials.

The logistical challenge consisted of resourcing and coordinating 6 teams of architect/surveyor and M&E engineers at short notice and ensuring quality and consistency of the completed reports. RBA planned, coordinated and resourced all teams for this project.

Reporting included cost calculations of the measures identified both in terms of the German standards and regulations and in terms of the –in some cases more stringent- British standards and fire safety regulations.

Level 4 Sub-Element	SCORE				Est. Cost	Moore f	Financial Year of Repair	PROP. CAT.	Comments
	C	H	X	S					
1 Foundations/Structure	B								
2 Exterior Walls	B				€ 1.150	2009	B1	1. remove pointing around the building 507 47 2009 / B1	
3 Flat roofing	B							2. balcony on the fire escape requires renovation 502 41 2009 / B1	
4 Pitched Slate/Tile/Metal Roofing	B								
5 Fire Escapes	B	H	X		€ 4.500	2008	A1	inspect the fire escape, the steps are too narrow	
6 Exterior Doors	B								
7 External decorations	B				€ 2.800	2009	B1	renove the external decorations	
8 Roof Drainage/Gutters & Fascias	B		X		€ 2.750	2008	B1	1. repair the gutter at the rear 204 47 2008 / B1 2. repair the gutters around the building 2 200 47 2008 / B1	
9 Est. Element Repair Cost	0	0	0	0	€ 11.200				
10 Windows	B								
11 Cladding	B								
12 Interior Walls	B				€ 25.000	2008	C	the sum of 25.000 € has already been budgeted for renewals / 2008-2009 / C	
13 Floors	B								
14 Ceiling	B								
15 Int. Doors and Trim	B	H	X		€ 1.200	2008	A1	door between church and entrance corridor requires safety glazing	
16 Internal decorations	B				€ 10.070	2008	A1	1. the sum of 10.000 € has already been budgeted for renew selective internal decorations 2. repair the dry bonded walling over the bar on 1st floor 35 47 2008 / A1	
17 Est. Element Repair Cost	0	0	0	0	€ 38.270				
18 Air Conditioning Units									
19 Air Handling (including LEV's)									
20 Fans, Ductwork & Accessories									
21 Est. Element Repair Cost	0	0	0	0	€ 0				