

**JACOBS®**

**Kidderminster  
The Grange**

Worcestershire County Council

**High Level - Option Appraisal**

BW40004B/6PA3/RP01

May 2018



The Grange, Kidderminster

Kidderminster, The Grange

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Worcestershire County Council

Andrew Stamper

Karen Lewing

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Approved by	NAME Dermot Galvin		As Project Manager I confirm that the above document(s) have been subjected to Jacobs' Check and Review procedure and that I approve them for issue.	
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Document history and status

Revision	Date	Description	By	Review	Approved
0	21/05/2018	Report issued	Karen Lewing	KL/ DG	DG

## The Brief

Worcestershire County Council (WCC) have commissioned Jacobs to complete a high level options appraisal for The Grange, Kidderminster, with the purpose of the redesign of the main building to create a new dual purpose facility. This appraisal has been prepared in order to enable a preferred option to be identified and a more detailed feasibility to be commissioned.

The brief is to accommodate a minimum of 29 beds for people with dementia in the form of a long-term residential unit and a separate 5 bed recovery and rehabilitation unit with a therapy room. The change of use from short-term recovery to permanent residential accommodation increases the importance of the facilities to allow residents to maintain active lives and it is vital that the design of the building and external spaces will follow dementia care design principles to allow the residents to thrive.

## The Site and Existing Building

The site is accessed from Sutton Park Road and has many mature trees and shrubs across the site. The buildings are on a plateau that is lower than the entrance and steeply slopes to the rear of the site.

The main building was constructed in 1975 and has had further extensions and remodelling. The building is generally dated in décor and has outdated fixtures and fittings which are not suitable for people with dementia and create an institutional feel. The layout is confusing and has long, narrow dead-end corridors with low ceilings. The bedrooms are small and only 2 have ensuite facilities. The separate Kennedy and Sutton House to the rear of the site does not form part of this study but has been presumed to be demolished for the new build option to maximise the full site area.

Condition surveys for the building works were carried out in December 2015. Both refurbishment options include for fire, condition and asbestos work to be completed at the same time and essential replacements such as interior doors and decoration can be changed to enable a more homely feel to be achieved and aid orientation. Updated lighting will brighten the dark corridors and new furniture and wet room ensuites will encourage independence and allow dignity in some of the rooms. Some landscaping of the existing external areas including the first floor balcony will be required to provide a safe outdoor environment. These areas are of particular importance to people with dementia but at the moment are little used.

Despite investing in the refurbishment and remodelling work in Option 1 and 2 there will inevitably be some limitations due to the nature of the existing building.

## Options

The report and associated drawings identify the following agreed options:

- **Option 1 Refurbishment** - proposed plans show the reorganisation of the building to accommodate the 5 bed recovery unit and provide 33 dementia beds with some remodelling of the ground floor space to give 4 new good sized ensuite bedrooms.
- **Option 2 Remodelling**- as Option 1 but with more extensive remodelling to make better use of space and give some rooms of more appropriate size for their function. Small existing bedrooms are combined to form an improved bedroom size with new wet room ensuites giving 6 further ensuite bedrooms and 25 beds in total. Some of the smallest rooms would have a large replacement window to

bring more natural light and increase the useable floor area. Remodelling of the entrance area is also proposed to make a clear and welcoming environment.

- **Option 3 New Build** – Demolition of all of the existing buildings on the site and the construction of a new 60 bed residential home. There are many options for a new home but the developed option would follow the principles of good dementia care design and have all ensuite rooms.

High-level costs based on a square metre rate to reflect the general nature of each type of refurbishment category have been provided for each option. Option 3 will provide twice the minimum number of bedrooms required.

We have given some thought to the phasing of the work to ensure that some occupation of the building could be retained during refurbishment options. We have assumed a strategy whereby the works would be undertaken in three phases ensuring that most of the building could remain occupied during the works. This is reflected in the programme and would involve careful site logistics.

For clarity and estimating purposes we have divided the refurbishment into four types:

## Refurbishment Type

- A- Remodelling and refurbishment
- B- Full Refurbishment
- C- Light Refurbishment
- D- No Work



Figure 1 Aerial View (Google maps)

Imagery ©2018 Infoterra Ltd & Bluesky Map data ©2018 Google



## Option 1 and 2

### Scope of study

- Fire compliance, asbestos removal and condition items identified in the most recent surveys have been included. Neither option addresses the age of the boilers, the roof (other than identified repairs) or replacement windows (other than some identified repairs). Broadly, the work being carried out concentrates on the improvement of the internal environment and not the external envelope.
- Externally, upgrading the external lights, the balcony fence to bring it up to a safe height, replacing unsuitable external fencing, some new planting provision and trimming of existing vegetation and repairs to the existing paving has been included. More extensive external work has not been allowed for.
- A sum for new external and internal signage has been included.

- **All Bedrooms**

Allow for removal of fitted furniture and full redecoration of bedrooms to include new flooring, painted ceiling and walls, new loose furniture including bed, bedside table wardrobe, chest of drawers, chair and curtains. Updated lighting.

- **All Bathrooms**

Allow for removal of fittings and new Care range fittings and fixtures. New flooring and redecoration including extraction and lighting.

- **Circulation**

New replacement grid ceiling in the ground floor corridors and redecoration of all other ceilings. New energy efficient lighting will greatly improve these spaces. New flooring and walls will also be decorated.

- **Communal Lounge and Dining Areas**

Full redecoration including new flooring, and redecorated walls and ceilings including new light fittings and blinds/curtains.

No allowance has been made for new fitted or loose furniture in these areas.

- **Option 2 Additional Work**

Demolition of the existing canopy and a new entrance to the building has been included for this option. This will include some internal remodelling of the entrance to modernise the reception area to the building.

## Option 3

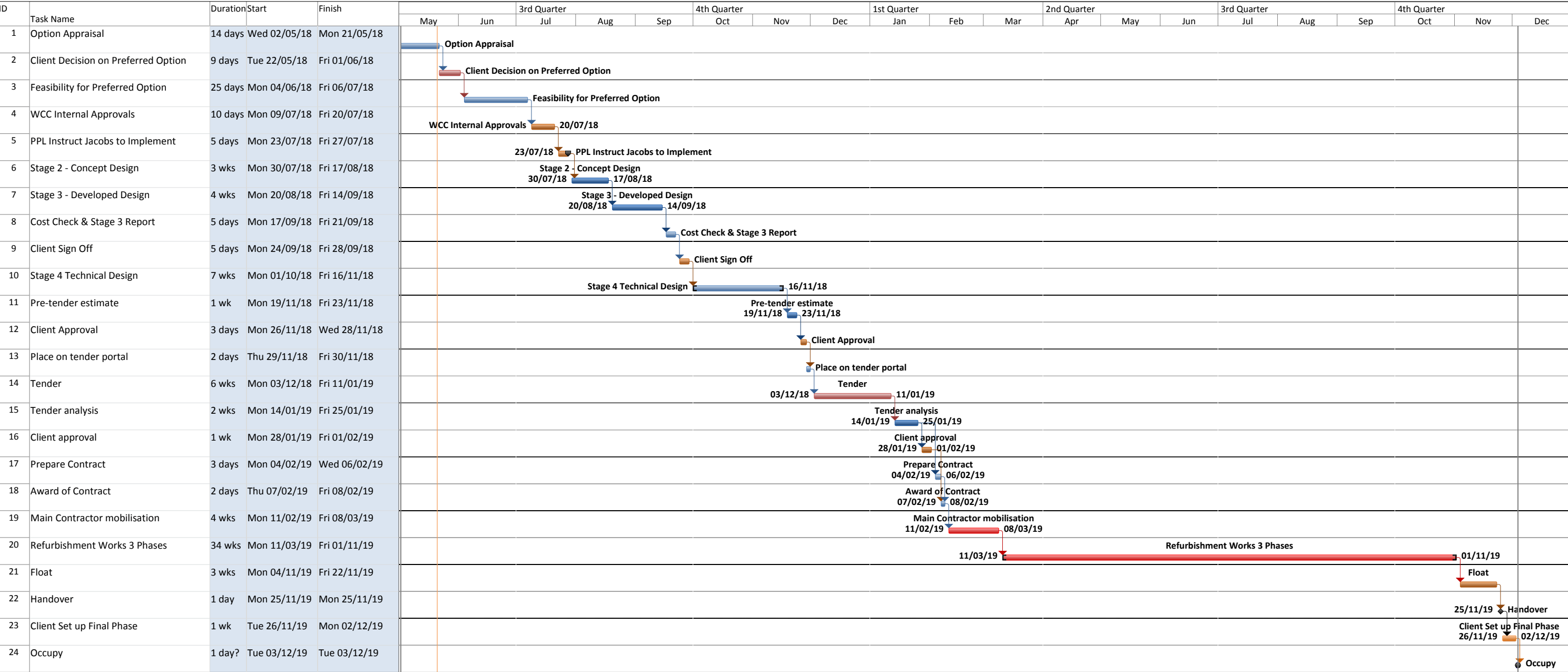
### Scope of study

- In this option the existing buildings on the site would be demolished, including asbestos removal works and the new building erected. The site will need some landscaping in order to maximise the area available for the new building. The existing car park and entrance would be rationalised to be more efficient and the whole building would sit over two storeys.

Appendix A. Programmes

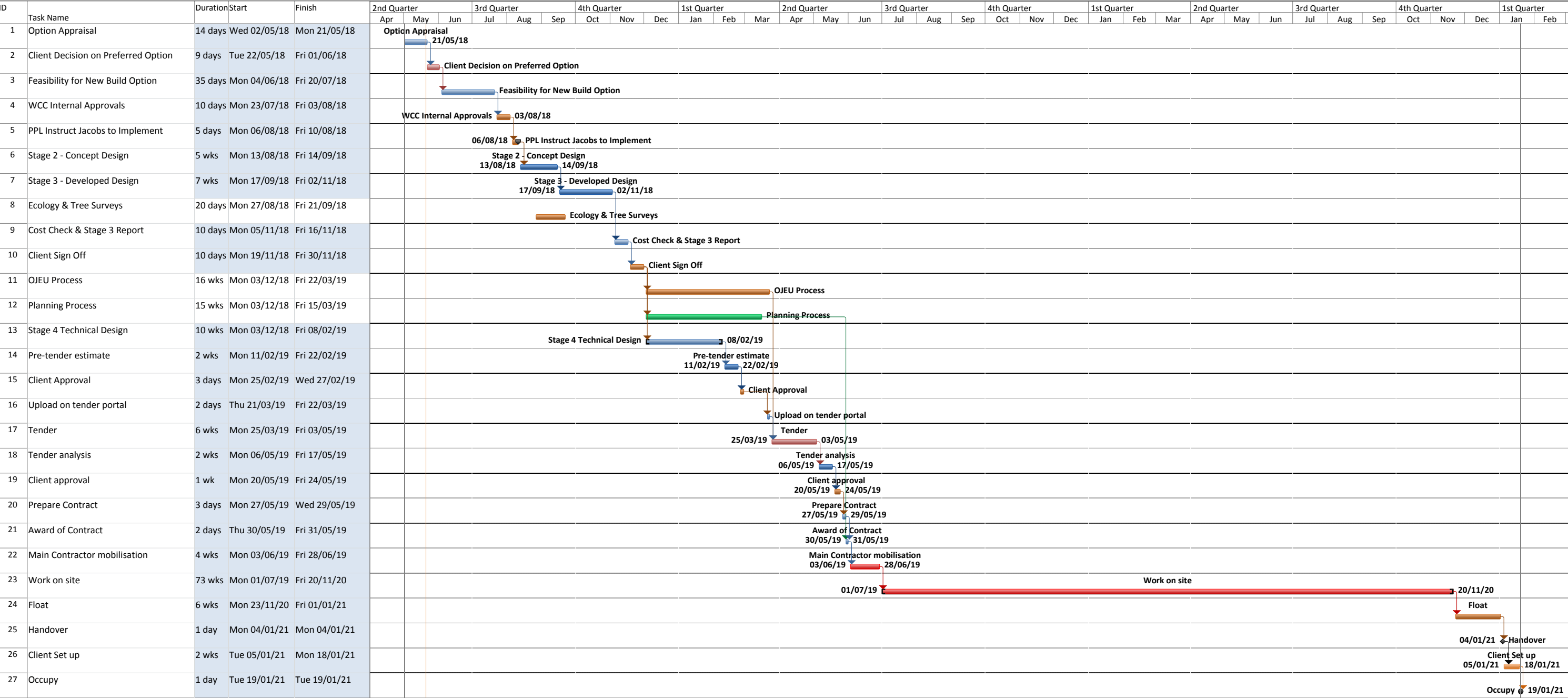
The Grange, Kidderminster  
Refurbishment Options 1 or 2 Outline Programme

21/05/2018



The Grange, Kidderminster  
New Build Option 3 Outline Programme

21/05/2018



Appendix B. Cost Estimates

Cost estimates based on High level appraisals, in particular with regard to refurbishments works have significant limitations as they are built up using square metres rates rather than costs which reflect a particular scope of work. A more detailed feasibility study whereby the actual scope of work in each room is identified would enable a more targeted estimate to be prepared offering the potential to tailor the scope of work to meet priorities and a specific budget.

For this reason, at this early stage we would advise that a risk factor is applied to each estimate to give an expected range of costs. For options 1 and 2 we have applied a range of -20% to +10%. For option 3 this is + or – 20%. The totals below are rounded up or down to reflect the approximate nature of the costs.

	Range	
	Lower Limit	Upper Limit
Option 1	2,200,000	3,000,000
Option 2	2,400,000	3,300,000
Option 3	6,400,000	9,600,000

The Grange Care Home					
Option 1					
Worcestershire County Council					
JACOBS®					
COST CENTRE	GROUP ELEMENT/ELEMENT	QTY	Unit	Rate	TOTAL COST OF ELEMENT
1	Refurbishment Works - Option 1				
1.01	Remodelling and refurbishment works	99	m²	1,500	148,500
1.02	Full Refurbishment	673	m²	800	538,400
1.03	Light Refurbishment	500	m²	500	250,000
1.04	New bathroom with Care range showers and non-mixer taps	22	nr	5,000	110,000
1.05	Fire safety works	1	item	301,177	301,177
1.06	Asbestos removal	1	item	40,000	40,000
1.07	Lift Replacement	1	Item	25,000	25,000
1.08	Condition surveys	1	Item	20,000	20,000
					1,433,077
2	External Works				
2.01	External landscaping	1	item	10,000	10,000
2.02	Fencing	1	item	3,000	3,000
2.03	External lights and signage	1	item	25,000	25,000
2.04	Repair external pavings	1	item	10,000	10,000
					48,000
	SUB-TOTAL: FACILITATING AND BULDING WORKS				1,481,077
	Preliminaries				
3					
3.01	Main Contractor's Preliminaries				
3.02	Preliminaries	1	item	15%	222,162
	BASE COST ESTIMATE (I) [I = E + H]				
4					
4.01	Risks				
4.02	Design Development Risks	1	item	5.00%	74,054
4.03	Construction Risks	1	item	5.00%	74,054
					148,108
5	Fee				
5.01	Fee based on total building value	1	item	227,250	227,250
5.02	Fee Contingency	1	item	15,000	15,000
5.03	PPL fees project management	1	item	3%	55,540
					297,790
6	Allowances				
6.01	Allowance for Building Regulations Fees	1	item	5,000	5,000
6.02	Asbestos Surveys	1	item	5,000	5,000
6.03	Surveys and investigations	1	item	5,000	5,000
6.04	IT Network and WiFi	1	item	40,000	40,000
6.05	Furniture to bedrooms	40	Nr	14,000	560,000
	TOTAL: Fee Cost				615,000
	COST LIMIT (excl VAT)				2,764,137
7	VAT Assessment				EXCLUDED



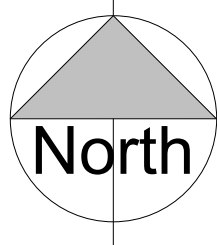
The Grange Care Home					
Option 2					
Worcestershire County Council					
JACOBS®					
COST CENTRE	GROUP ELEMENT/ELEMENT	QTY	Unit	Rate	TOTAL COST OF ELEMENT
1	Refurbishment Works - Option 2				
1.01	Remodelling and refurbishment works	275	m²	1,500	412,500
1.02	Full Refurbishment	492	m²	800	393,600
1.03	Light Refurbishment	505	m²	500	252,500
1.04	New bathroom with Care range showers and non-mixer taps	22	Nr	5,000	110,000
1.05	Fire safety works	1	item	301,177	301,177
1.06	Asbestos removal	1	item	40,000	40,000
1.07	Lift Replacement	1	Item	25,000	25,000
1.08	Condition surveys	1	Item	20,000	20,000
1.09	Entrance canopy removed and entrance extended with internal alternations	1	Item	50,000	50,000
					1,604,777
2	External Works				
2.01	External landscaping	1	item	10,000	10,000
2.02	Fencing	1	item	3,000	3,000
2.03	External lights and signage	1	item	25,000	25,000
2.04	Repair external pavings	1	item	10,000	10,000
					48,000
	SUB-TOTAL: FACILITATING AND BULDING WORKS				1,652,777
3	Preliminaries				
3.01	Main Contractor's Preliminaries				
3.02	Preliminaries	1	item	15%	247,917
4	Risk				247,917
	BASE COST ESTIMATE (I) [I = E + H]				
4.01	Risks				
4.02	Design Development Risks	1	item	5.00%	82,639
4.03	Construction Risks	1	item	5.00%	82,639
5	Fee				165,278
5.01	Fee based on total building value	1	item	252,647	252,647
5.02	Fee Contingency	1	item	20,000	20,000
5.03	PPL fees project management	1	item	3%	61,979
6					334,626
6.01	Allowance for Building Regulations Fees	1	item	5,000	5,000
6.02	Asbestos Surveys	1	item	5,000	5,000
6.03	Surveys and investigations	1	item	6,000	6,000
6.04	IT Network and WiFi	1	item	40,000	40,000
6.05	Furniture to bedrooms	40	Nr	14,000	560,000
	TOTAL: Fee Cost				616,000
	COST LIMIT (excl VAT)				3,016,597
7	VAT Assessment				EXCLUDED

The Grange Care Home					
Option 3					
Worcestershire County Council					
JACOBS®					
COST CENTRE	GROUP ELEMENT/ELEMENT	QTY	Unit	Rate	TOTAL COST OF ELEMENT
1	New Build - Option 3				
1.01	Demolish the whole building	1758	m²	150	263,700
1.02	New 2 storey Care Home	3114	m2	1,525	4,748,850
					5,012,550
2	External Works				
2.01	Hard Landscaping	1200	m2	120	144,000
2.02	28 Places Car Park	522	m2	120	62,640
2.03	Soft Landscaping	1336	m2	30	40,080
2.04	Fencing	353	m	100	35,300
2.05	External lights and signage	1	Item	50,000	50,000
2.06	Drainage	3114	m2	50	155,700
2.07	Canopies	1	Item	250,000	250,000
					737,720
	SUB-TOTAL: FACILITATING AND BULDING WORKS				5,750,270
3	Preliminaries				
3.01	Main Contractor's Preliminaries				
3.02	Preliminaries	1	item	0%	-
4	Risk				0
4.01	Risks				
4.02	Design Development Risks	1	item	5.00%	287,514
4.03	Construction Risks	1	item	5.00%	287,514
5					575,027
	Fee				
5.01	Fee based on total building value	1	item	623,591	623,591
5.02	Fee Contingency	1	item	30,000	30,000
5.03	PPL fees project management	1	item	2.00%	115,005
6					768,596
6.01	Allowance for Building Regulations Fees	1	item	15,000	15,000
6.02	Asbestos Surveys	1	item	8,000	8,000
6.03	Surveys and investigations	1	item	20,000	20,000
6.04	FF&E bedroom furniture	62	Nr	14,000.00	868,000
	TOTAL: Fee Cost				911,000
	COST LIMIT (excl VAT)				8,004,893
7	VAT Assessment				EXCLUDED

Appendix C. Drawings

6PA3-JAC-ZZ-DR-A-F01	Site Analysis
6PA3-JAC-ZZ-DR-A-F02	Ground Floor- Existing
6PA3-JAC-ZZ-DR-A-F03	First Floor as Existing
6PA3-JAC-ZZ-DR-A-F05	Existing Room Schedule
6PA3-JAC-ZZ-DR-A-F10	Option 3 – Proposed New Building
6PA3-JAC-ZZ-DR-A-F16	Option 1- Ground Floor
6PA3-JAC-ZZ-DR-A-F17	Option 1 – First Floor
6PA3-JAC-ZZ-DR-A-F18	Option 2 – Ground Floor
6PA3-JAC-ZZ-DR-A-F19	Option 2 – First Floor

Drawing Number / Rev  
BW40004B 6PA3-JAC-ZZ-DR-A-F01



h


12

160

Car Park

163

1 Site  
1 : 200

Rev	Date	Description	Drawn	Issued	Rev'd	Apprv'd
Revision Schedule						
<div>  </div>						
Client						
Worcestershire County Council						
Project						
The Grange, Kidderminster						
Drawing title						
Site Analysis						
Drawing Status						
Feasibility						
Scale	1 : 200			DO NOT SCALE		
Jacobs No.						
JPI No.	BW40004B 6PA3-JAC-ZZ-DR-A-F01					
Drawing Number	Sheet No.				Rev	
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This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full						

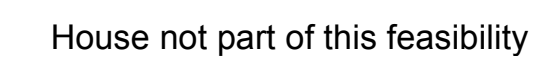
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1 Ground Floor - Existing  
1 : 100

Rev	Date	Description	Drawn	Issued	Rev'd	Appr'd
Revision Schedule						



1 : 100

Drawing Number  
**BW40004B**  
**6PA3-JAC-ZZ-DR-A-F03**  
This drawing is not to be used in whole or part other



EXISTING ROOM SCHEDULE				
Level	Number	Area	Name	Department

Level 0 FFL				
Level 0 FFL	50	7 m²	Stairs	Circulation
Level 0 FFL	51	10 m²	Bedroom	Bedroom
Level 0 FFL	52	10 m²	Bedroom	Bedroom
Level 0 FFL	53	10 m²	Bedroom	Bedroom
Level 0 FFL	54	10 m²	Bedroom	Bedroom
Level 0 FFL	55	17 m²	Circulation	Circulation
Level 0 FFL	56	6 m²	Sluice	Sanitary
Level 0 FFL	57	6 m²	Bathroom	Sanitary
Level 0 FFL	58	2 m²	FWC	Sanitary
Level 0 FFL	59	2 m²	MWC	Sanitary
Level 0 FFL	60	51 m²	Dining	Dining
Level 0 FFL	61	3 m²	St	Storage
Level 0 FFL	62	19 m²	Bedroom	Bedroom
Level 0 FFL	62a	1 m²	St	Storage
Level 0 FFL	63	15 m²	Bedroom	Bedroom
Level 0 FFL	64	15 m²	Bedroom	Bedroom
Level 0 FFL	65	16 m²	Bedroom	Bedroom
Level 0 FFL	66	10 m²	Bedroom	Bedroom
Level 0 FFL	67	10 m²	Bedroom	Bedroom
Level 0 FFL	68	13 m²	Circulation	Circulation
Level 0 FFL	69	1 m²	Store	Storage
Level 0 FFL	70	9 m²	Circulation	Circulation
Level 0 FFL	71	4 m²	WC	Sanitary
Level 0 FFL	73	55 m²	Lobby	Circulation
Level 0 FFL	73a	12 m²	Management Office	Staff
Level 0 FFL	74	3 m²	Plant	Plant
Level 0 FFL	74a	3 m²	Plant	Plant
Level 0 FFL	75	10 m²	Admin Office	Staff
Level 0 FFL	76	6 m²	Circulation	Circulation
Level 0 FFL	77	11 m²	Stairs	Circulation
Level 0 FFL	78	2 m²	Lift	Circulation
Level 0 FFL	79	9 m²	Office	Staff
Level 0 FFL	80	7 m²	Circulation	Circulation
Level 0 FFL	80a	1 m²	St	Storage

EXISTING ROOM SCHEDULE				
Level	Number	Area	Name	Department

Level 0 FFL	81	13 m²	Circulation	Circulation
Level 0 FFL	81a	1 m²	St	Storage
Level 0 FFL	82	9 m²	Office	Staff
Level 0 FFL	83	6 m²	DWC	Sanitary
Level 0 FFL	84	6 m²	DWC	Sanitary
Level 0 FFL	85	2 m²	WC	Sanitary
Level 0 FFL	86	55 m²	Lounge	Lounge
Level 0 FFL	87	9 m²	Empty Room	Storage
Level 0 FFL	88	13 m²	Store	Storage
Level 0 FFL	89	6 m²	Lobby	Circulation
Level 0 FFL	90	19 m²	Office	Staff
Level 0 FFL	91	9 m²	Circulation	Circulation
Level 0 FFL	92	1 m²	St	Storage
Level 0 FFL	93	9 m²	Bathroom	Sanitary
Level 0 FFL	94	9 m²	Dispensary	Staff
Level 0 FFL	95	1 m²	St	Storage
Level 0 FFL	96	7 m²	Stairs	Circulation
Level 0 FFL	97	3 m²	Store	Storage
Level 0 FFL	100	25 m²	Lounge	Lounge
Level 0 FFL	101	26 m²	General Office	Staff
Level 0 FFL	102	11 m²	Circulation	Circulation
Level 0 FFL	103	4 m²	DWC	Sanitary
Level 0 FFL	104	2 m²	Store	Storage
Level 0 FFL	105	4 m²	Sluice	Sanitary
Level 0 FFL	106	12 m²	Staff / Resident Kitchen	Kitchen
Level 0 FFL	107	10 m²	Bedroom	Bedroom
Level 0 FFL	108	13 m²	Bedroom	Bedroom
Level 0 FFL	109	10 m²	Bedroom	Bedroom
Level 0 FFL	110	10 m²	Bedroom	Bedroom
Level 0 FFL	111	10 m²	Bedroom	Bedroom
Level 0 FFL	112	10 m²	Bedroom	Bedroom
Level 0 FFL	113	10 m²	Bedroom	Bedroom
Level 0 FFL	114	7 m²	Bathroom	Sanitary
Level 0 FFL	115	2 m²	DWC	Sanitary
Level 0 FFL	116	26 m²	Circulation	Circulation

EXISTING ROOM SCHEDULE				
Level	Number	Area	Name	Department

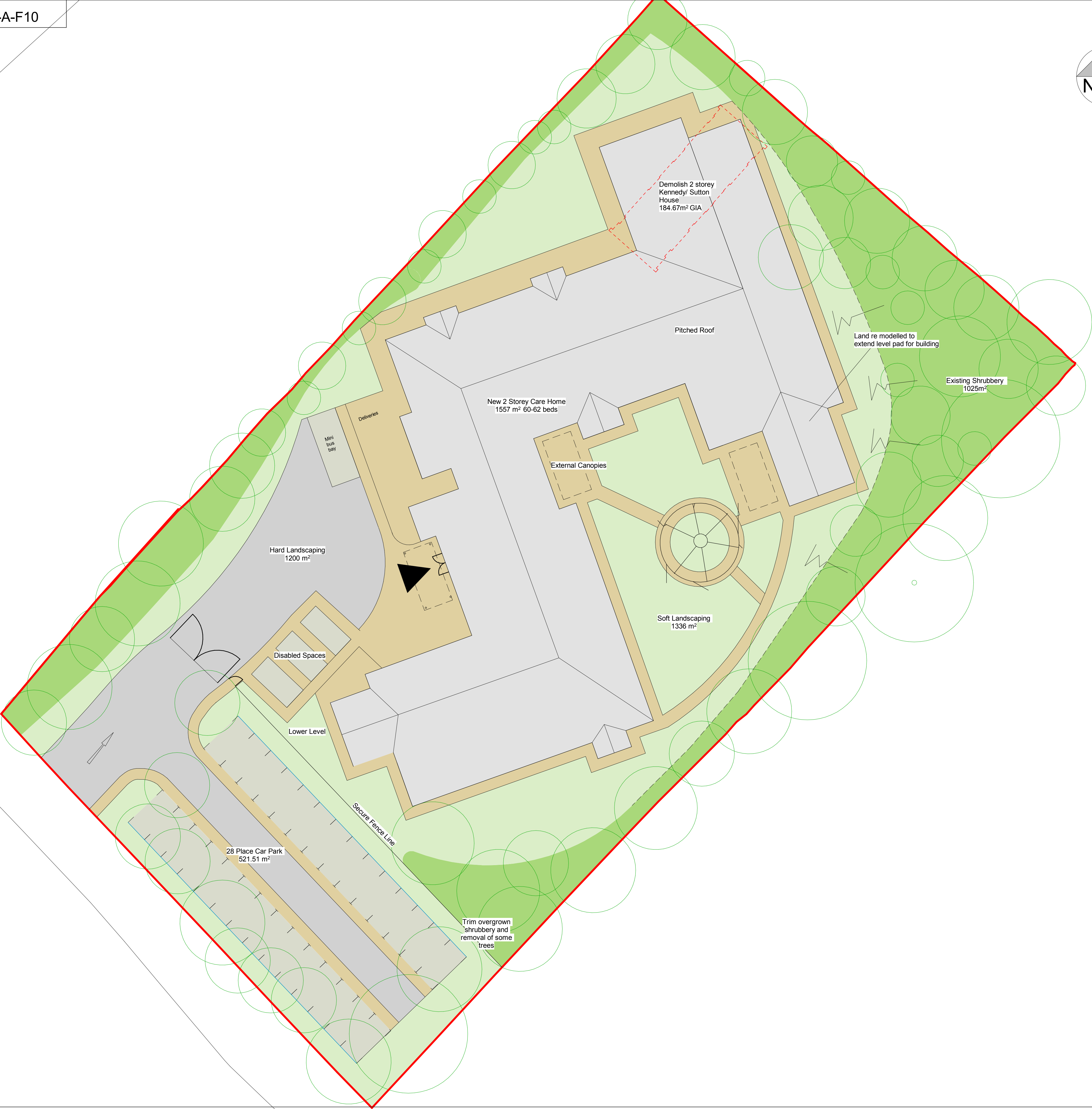
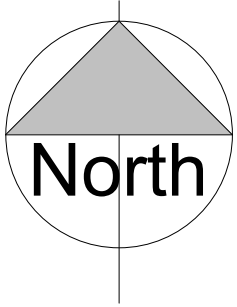
Level 0 FFL	117	44 m²	Dining	Dining
Level 0 FFL	118	10 m²	Bedroom	Bedroom
Level 0 FFL	119	11 m²	Bedroom	Bedroom
Level 0 FFL	120	16 m²	Bedroom	Bedroom
Level 0 FFL	121	6 m²	DWC	Sanitary
Level 0 FFL	122	2 m²	WC	Sanitary
Level 0 FFL	123	3 m²	Clnr	Cleaner
Level 0 FFL	124	10 m²	Circulation	Circulation
Level 0 FFL	125	2 m²	Store	Storage
Level 0 FFL	126	20 m²	Circulation	Circulation
Level 0 FFL	127	9 m²	Linen Store	Storage
Level 0 FFL	128	3 m²	Store	Storage
Level 0 FFL	129	3 m²	Store	Storage
Level 0 FFL	130	5 m²	Pot Wash	Storage
Level 0 FFL	131	52 m²	Kitchen	Kitchen
Level 0 FFL	132	7 m²	Store	Storage
Level 0 FFL	133	20 m²	Laundry	Sanitary
Level 0 FFL	134	1 m²	Store	Storage
Level 0 FFL	135	2 m²	Mtrs	Plant
Level 0 FFL	136	8 m²	Staff Changing	Staff
Level 0 FFL	136a	1 m²	St	Storage
Level 0 FFL	137	17 m²	Staff Room	Staff
Level 0 FFL	138	17 m²	Caretaker	Cleaner
Level 0 FFL	139	3 m²	Lobby	Circulation
Level 0 FFL	139a	2 m²	Battery Charging	Storage
Level 0 FFL	140	3 m²	Stairs	Circulation
Level 0 FFL	141	14 m²	Garage	Storage
Level 0 FFL	142	14 m²	Garage	Storage
Level 0 FFL	143	4 m²	Plant	Circulation
Level 0 FFL	144	9 m²	External Store	Storage
Level 0 FFL	145	20 m²	Boiler	Plant

EXISTING ROOM SCHEDULE				
Level	Number	Area	Name	Department

Level 1				
Level 1	1	10 m²	Bedroom	Bedroom
Level 1	2	10 m²	Bedroom	Bedroom
Level 1	3	10 m²	Bedroom	Bedroom
Level 1	4	10 m²	Bedroom	Bedroom
Level 1	5	17 m²	Circulation	Circulation
Level 1	6	6 m²	Kitchen	Kitchen
Level 1	7	6 m²	Store	Storage
Level 1	8	2 m²	WC	Sanitary
Level 1	9	2 m²	SWC	Sanitary
Level 1	10	19 m²	Lounge / Diner	Dining
Level 1	12	11 m²	Bedroom	Bedroom
Level 1	13	8 m²	Shower	Sanitary
Level 1	14	15 m²	Bedroom	Bedroom
Level 1	15	15 m²	Bedroom	Bedroom
Level 1	16	12 m²	Bedroom	Bedroom
Level 1	17	9 m²	Bedroom	Bedroom
Level 1	18	4 m²	DWC	Sanitary
Level 1	19	3 m²	DWC	Sanitary
Level 1	20	2 m²	DWC	Sanitary
Level 1	21	2 m²	Sluice	Sanitary
Level 1	22	12 m²	Circulation	Circulation
Level 1	23	19 m²	Kitchen	Kitchen
Level 1	24	1 m²	Clnr	Cleaner
Level 1	25	28 m²	Physiotherapy	Staff
Level 1	26	7 m²	Laundry	Sanitary
Level 1	27	21 m²	Circulation	Circulation
Level 1	28	6 m²	Stairs	Circulation
Level 1	28a	2 m²	Lift	Circulation
Level 1	29	9 m²	Office	Staff
Level 1	30	12 m²	Bedroom	Bedroom
Level 1	31	11 m²	Kitchen	Kitchen
Level 1	32	44 m²	Lounge	Lounge
Level 1	33	12 m²	Circulation	Circulation
Level 1	34	3 m²	DWC	Sanitary
Level 1	35	6 m²	Bathroom	Sanitary
Level 1	36	2 m²	WC	Sanitary
Level 1	37	1 m²	Store	Storage
Level 1	39	10 m²	Bedroom	Bedroom
Level 1	40	10 m²	Hairdresser	Staff
Level 1	41	10 m²	Bedroom	Bedroom
Level 1	42	10 m²	Bedroom	Bedroom
Level 1	43	9 m²	Circulation	Circulation
Level 1	44	10 m²	Stairs	Circulation
Level 1	49	8 m²	Stairs	Circulation
Level 1	160	8 m²	Stairs	Circulation
Level 1	161	2 m²	Circulation	Circulation
Level 1	162	15 m²	Training	Bedroom
Level 1	163	6 m²	Kitchen	Kitchen
Level 1	164	4 m²	Bathroom	Sanitary
Level 1	165	4 m²	Circulation	Circulation
Level 1	166	4 m²	Bathroom	Sanitary
Level 1	167	5 m²	Kitchen	Kitchen
Level 1	168	15 m²	Bedroom	Bedroom

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Rev	Date	Description	Drawn	Issued	Rev'd	App'd
Revision Schedule						
<div>JACOBS™</div>						
Client						
Worcestershire County Council						
Project						
The Grange, Kidderminster						
Drawing title						
Existing Room Schedule						
Drawing Status						
Feasibility						
Scale		DO NOT SCALE				
Jacobs No.						
JPI No.		BW40004B 6PA3-JAC-ZZ-DR-A-F05				
BW40004B 6PA3-JAC-ZZ-DR-A-F05		Sheet No.			Rev	
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						

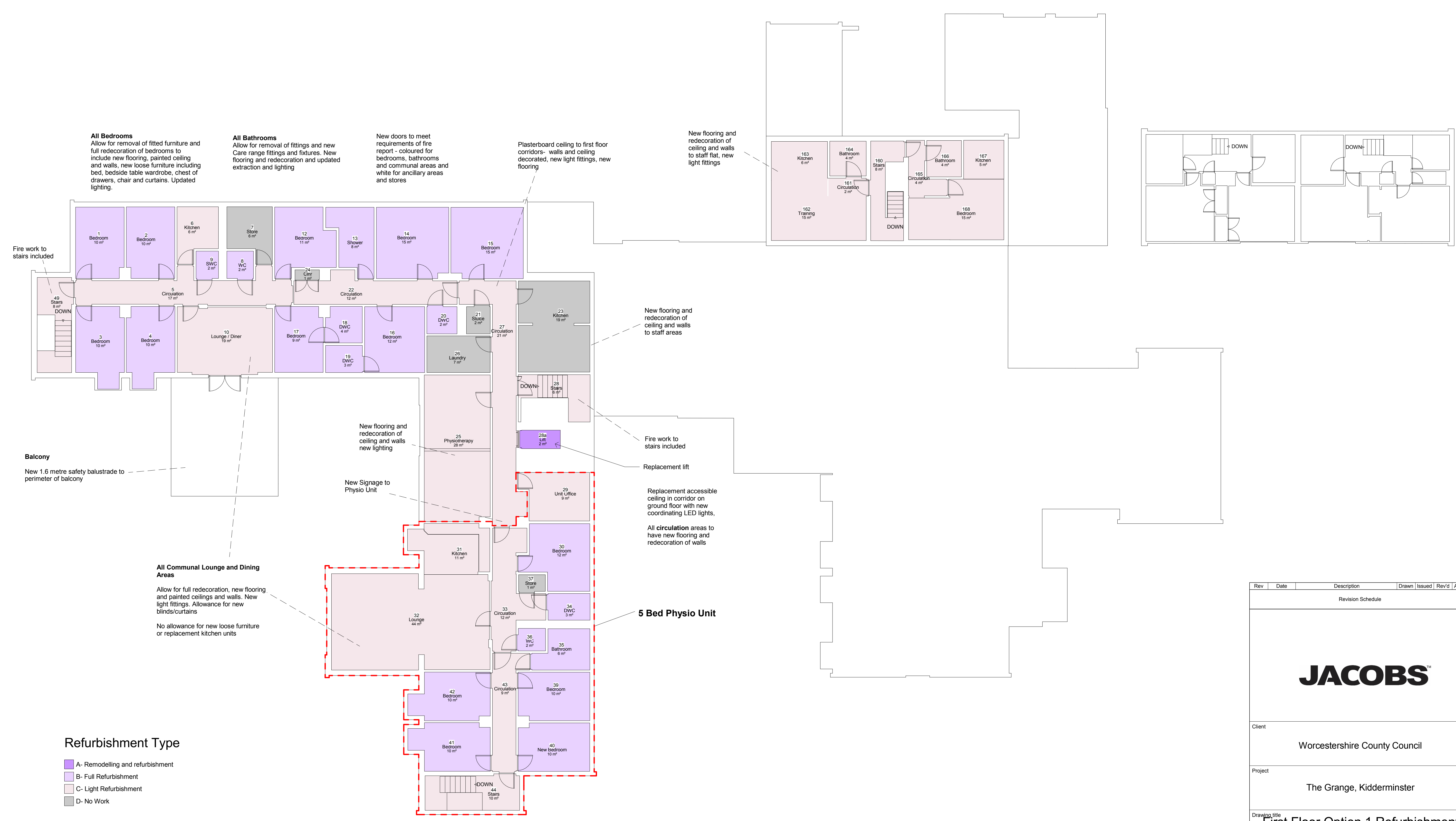


Rev	Date	Description	Drawn	Issued	Rev'd	Aprv'd
Revision Schedule						





Rev	Date	Description	Drawn	Issued	Rev'd	Apr'd
Revision Schedule						



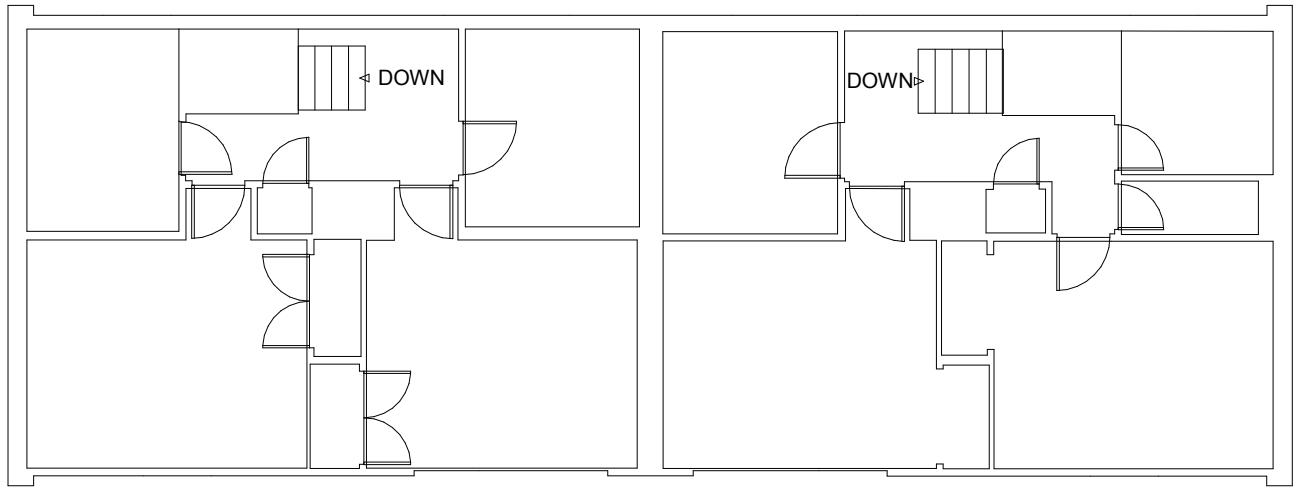
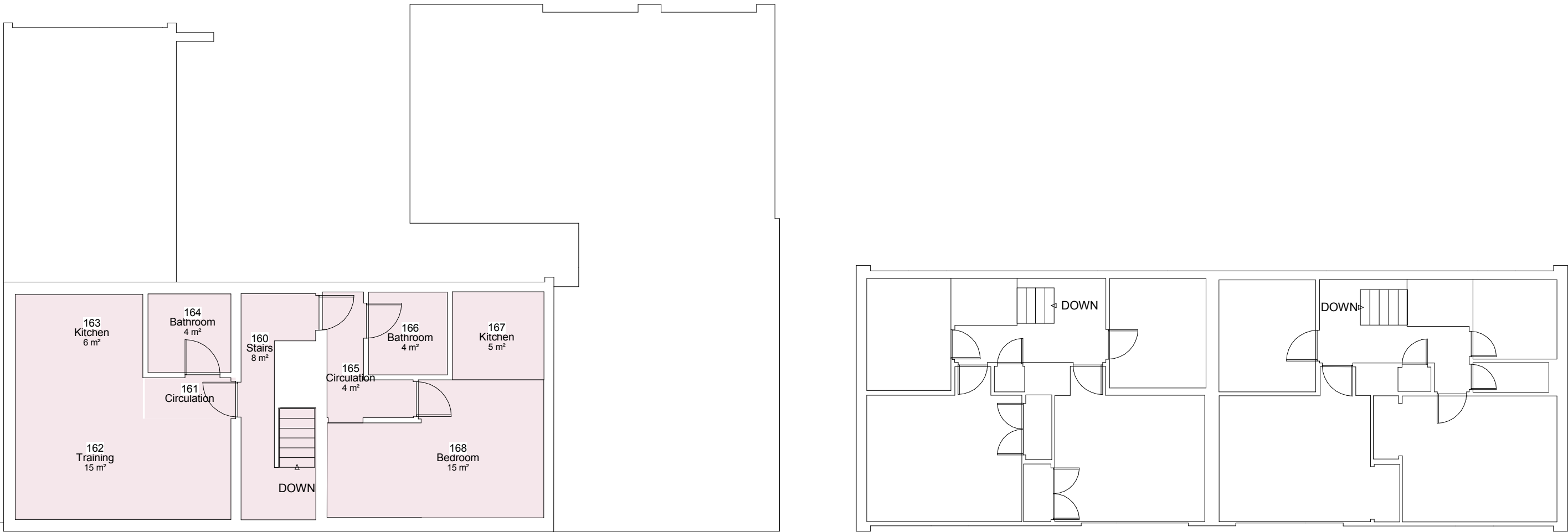
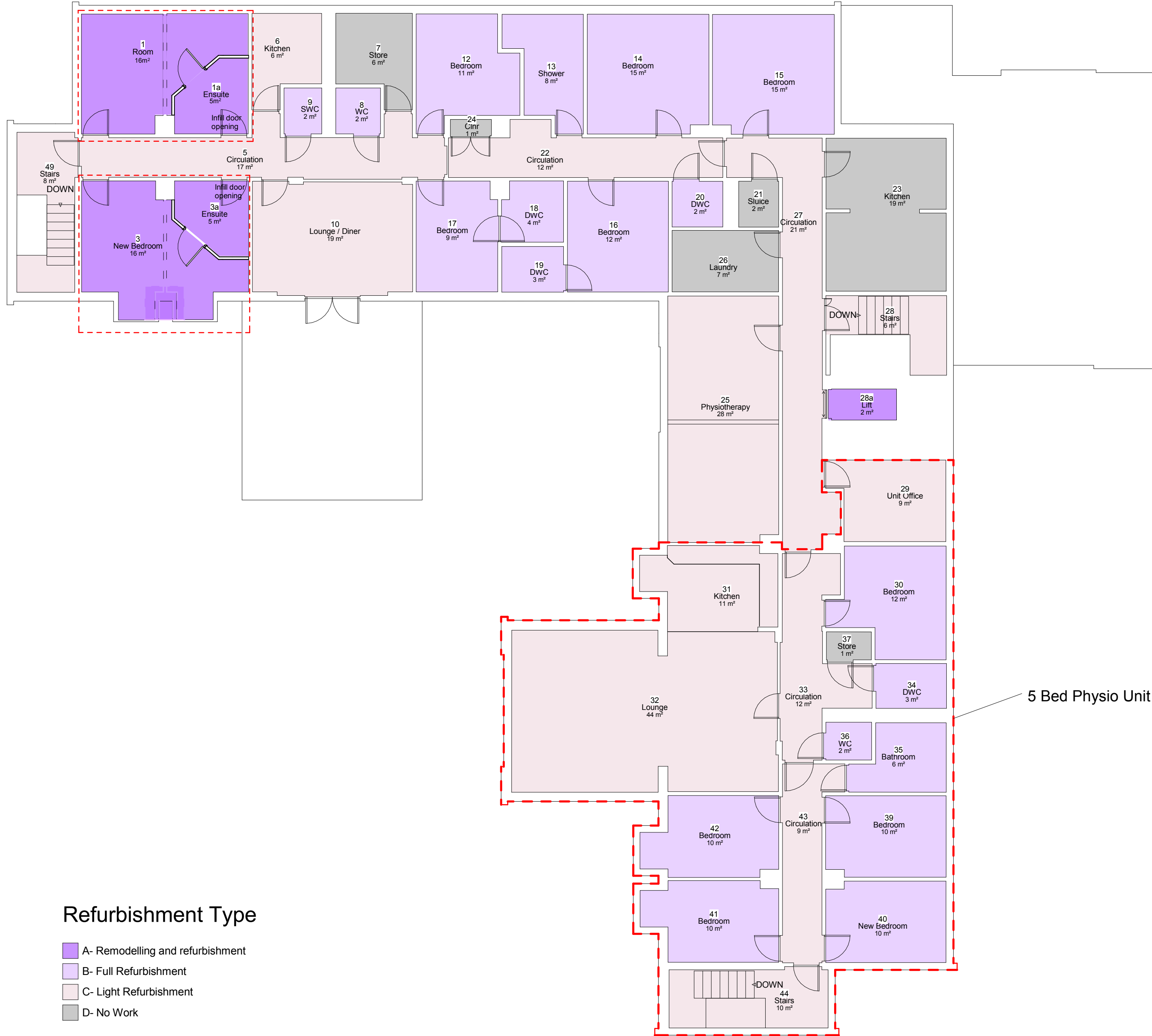
Rev	Date	Description	Drawn	Issued	Rev'd	Apr'd
Revision Schedule						
Client						
Worcestershire County Council						
Project						
The Grange, Kidderminster						
Drawing title						
First Floor Option 1 Refurbishment Type						
Drawing Status						
Scale		1 : 100		DO NOT SCALE		
Jacobs No.						
JPI No.		BW40004B 6PA3-JAC-ZZ-DR-A-F17				
Drawing Number		Sheet No.			Rev	
BW40004B						
6PA3-JAC-ZZ-DR-A-F17						
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						





Additional Work to Option 2

**New Ensuite Bedrooms 2 no.**  
Allow for demolition of wall and infilling doors, work to the ceiling also required. New 2 no. wet room ensuites to first floor. Removal of existing fitted furniture and full redecoration of bedrooms to include new flooring, painted ceiling and walls, new loose furniture including bed, bedside table wardrobe, chest of drawers, chair and curtains. Updated lighting. Bedroom 3 with 'window box' is to be combined in this option to form a new large window and increased floor area. 2 storey extension.



Refurbishment Type

- A- Remodelling and refurbishment
- B- Full Refurbishment
- C- Light Refurbishment
- D- No Work

Rev	Date	Description	Drawn	Issued	Rev'd	Apr'd
Revision Schedule						
Client						
Worcestershire County Council						
Project						
The Grange, Kidderminster						
Drawing title						
First Floor Option 2 Refurbishment Type						
Drawing Status						
Scale	1 : 100			DO NOT SCALE		
Jacobs No.						
JPI No.	BW40004B 6PA3-JAC-ZZ-DR-A-F19					
Drawing Number	BW40004B			Sheet No.	Rev	
6PA3-JAC-ZZ-DR-A-F19						
This drawing is not to be used in whole or part other than for the intended purpose and project as defined on this drawing. Refer to the contract for full terms and conditions.						