

FINAL ACCOUNT

LIFT REFURBISHMENT


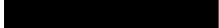
GRENFELL TOWER

LANCASTER WEST ESTATE

ROYAL BOROUGH OF KENSINGTON

AND CHELSEA

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SECTION 1 – INTRODUCTION

The follow document represents the final account for the lift refurbishment and renewal project at Grenfell Tower, Lancaster West Estate, London, W11, undertaken on behalf of the Royal Borough of Kensington and Chelsea.

The project was successfully completed within the adjusted timed period and slightly over budget for reasons delineated later in this report.

There have been three instructions issued during the course of the works, which we have detailed below.

During the course of the works, the extended programme of cutting out entrances caused unforeseen and unacceptable noise emissions and thus during the second phase diamond cutting was employed albeit this method created more mess, and cost time in the programme. Other factors were incorporated into the accepted claim for an extension of time and a certificate thus issued.

Butler & Young Lift Consultants Ltd

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SECTION 2 – FINAL ACCOUNT SUMMARY

Contract Sum	£609,211.00
Less Contingencies	£ 29,010.00
= Nett Contract Sum	£580,201.00
Plus:	
SO Instruction No. 1	+£ 23,976.00
SO Instruction No. 2	+£ 23,976.00
SO Instruction No. 3	+£ 3,487.51
Final Billing Value	£631,640.51

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SECTION 3 – CERTIFICATION

This section incorporates the Practical Completion, Extension of Time and Making Good of Defects certificates.

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SECTION 4 – INSTRUCTIONS

Below are given details of the instructions issued and copies of relevant paperwork is enclosed within this section.

		Cost	Time Implication
SO Instruction No. 1	12 hour per day engineer standby for first 4 weeks of project.	+ £23,976.00	Nil
SO Instruction No. 2	12 hour per day engineer standby for second 4 weeks of project.	+ £23,976.00	Nil
SO Instruction No. 3	Fire alarm recall feature, mirrors for rear of car, tooling for special pushes.	+ £ 3,487.51	Nil

The first two instructions relate to the decision to employ a full time standby engineer during the early stages of the project, due to the potential unreliability of the remaining lift in the tall residential building. The tendered costs for this were only introduced into the Butler & Young specification, following, as we understand, severe problems experienced during the refurbishment of the Worlds End Estate. The late introduction of this costed option took place a considerably time after the project budgets were originally set, and has resulted in a perceived overspend of some 3.6%.