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**From:** Paul Dunkerton [pdunkerton@kctmo.org.uk]  
**Sent:** 27/02/2013 13:37:43  
**To:** Alun Dawson [alun.dawson@appleyards.co.uk]  
**Subject:** RE: Grenfell Tower Regeneration Project - Value Engineering

Alun,

The TMO would like to try and keep the proposed heating system as it offers more benefits in the long run. Also the current design of window offers better prevention for residents throwing items out, especially if the canopy is removed.

If we looked at VE i suggest the following;

- Remove the regeneration works to garages
- Look at alternative material for cladding
- Remove cost for canopy
- Remove link bridge
- Mezzanine floor to converted into open plan offices
- Remove the crown (we need to challenge this anyway as not sue of it necessity to project)
- Remove improvement to extraction system to bathrooms (this can be picked up within another TMO M&E scheme)
- Challenge the need for BREEAM and remove the work to meet this requirement (TMO to advise on the necessity of this)

I think the above should be taken into consideration anyway and the project design to suit.

It is of my opinion, and probably shared by all expect Leadbitter, that the cost for M&E work has been over priced and needs to tested against current market. (contacts LHC to start this process)

We also need to draft a re-procurement programme which i have some thought on; see below, however could you please develop this in more detail and on Microsoft Office Project for presentation to my Executive team.

- Decision to re-procure = 25<sup>th</sup> March
- Procurement period 3 months 1<sup>st</sup> April – 28<sup>th</sup> June
- Commencement of contract/project 1<sup>st</sup> August
- Estimated 12 month contract August 2013 – August 2014

Let me know your thoughts and we can discuss in better detail.

Thanks

Regards  
Paul D

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**From:** Alun Dawson [mailto:[alun.dawson@appleyards.co.uk](mailto:alun.dawson@appleyards.co.uk)]  
**Sent:** 26 February 2013 17:15  
**To:** A.McQuatt@maxfordham.com  
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**Subject:** RE: Grenfell Tower Regeneration Project - Value Engineering

Andrew – thanks for your note. Please see attached which gives you a more detailed reconciliation of the figures and differences between our figures and Leadbitters.

Given your comments below, I think we should definitely re-visit the combi boiler option in more detail (can you re-circulate the cost vs value exercise you did for the various options as I think this would be a good starting point to refresh our memory).

We also need to revisit the BREEAM requirements – as I had understood it there has always been scope to challenge the Very Good target where (a) we either weren't undertaking any associated works to that element of the building as part of the project, and/or (b) meeting Very Good was not feasible (commercial viability should be a valid argument in this regard if costs were disproportionate)....

In terms of your appointment, we are working to try and finalise the umbrella appointment and novation with Studio E (under which you would be a sub-consultant) – once this is in place all the outstanding payments can then be made via Leadbitter.... how far progressed are you in terms of agreeing your form of sub-consultant appointment with Studio E and the schedule of deliverables which will be stepped-up (via Studio E) into the PCA?

In the interim, we must all work together to get the scheme deliverable back within budget otherwise the TMO may have to look at more drastic options in terms of how they will procure the works, so I would ask you to bear with us a while longer and your input on the above and attendance next week would be appreciated whilst we work to try and address matters - can you please confirm by return.

Happy to discuss further should you have any queries, kind regards

Alun

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**From:** [A.McQuatt@maxfordham.com](mailto:A.McQuatt@maxfordham.com) [mailto:[A.McQuatt@maxfordham.com](mailto:A.McQuatt@maxfordham.com)]  
**Sent:** 26 February 2013 15:41  
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**Subject:** Re: Grenfell Tower Regeneration Project - Value Engineering

Alun,

It is difficult for us to comment in detail about the comparison between Leadbitter's MEP tender return and your latest cost plan as we have not been issued your Stage D cost plan. However at first glance Leadbitter's tender return appears to reflect the agreed scope of works set out in the stage D report, albeit rather high in places. The big numbers which make up the majority of the cost are attached to the following:

- The central works to the heating
- The central water services
- The smoke extract system
- The general lighting

We understand the main aspects of the client brief to be as follows

- Replace the heating system as it is reaching the end of its serviceable life. It is also poorly controlled leading to significant overheating in summer - this overheating would be exacerbated when the insulation values are increased.
- Improve energy efficiency and CO2 footprint
- Improve water pressure in dwelling to accommodate showers
- BREEAM Very Good
- New and adapted MEP services to accommodate new accommodation on lower levels of tower and in garages
- Compliance with Building Regulations and Planning guidance

We have considered a potential alternative solution that could significantly reduce some of these big numbers, but would of course come with some significant compromises. A radical alternative MEP solution (which was discussed at the early stages of the design process) would be to replace the heating in dwellings with individual gas fired combi boilers. This would simplify the complexities and high cost of the works to the central heating and water services systems, and would allow much of the existing lighting in the cores to be retained. According to Leadbitter's figures this could potentially save around £1M.

Prior to progressing with this option, a number of issues will need to be considered/resolved. These include:

- Finding new space in the existing kitchens for combi boilers
- Providing gas supplies to all dwellings. Potentially requires externally mounted pipework to avoid internal gas pipework? Landlord or utility supplies? Metering/submetering?
- Accommodating 120 flues on the external elevation of the tower - may require offsets/plume diverters to avoid opening windows (i.e. will look bad)
- Dispersed maintenance for TMO
- May require an alternative strategy for LZT/ renewables to meet Planning requirements.
- Consider affect on BREEAM score
- Significant redesign required
- Re-submission of sustainability / energy strategy to planner

The combi boiler option was previously rejected on the basis of the issues above, but given the cost problem the client may want to reconsider this option.

Please let me know how the client would like to proceed.

With regards to a meeting next week we would like to establish the basis of our appointment going forward before committing any more resource to this project, particularly considering the large amount of fee currently outstanding for work completed to date. I would appreciate an update in this regard.

Regards

Andrew

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Date: 26/02/2013 10:55  
Subject: Grenfell Tower Regeneration Project - Value Engineering

Gents

As you are aware, there is currently a significant deficit between the approved cost plan/budget and the initial figures coming back from Leadbitter – not least of which on the m&e installation where we are as much as £1.2m apart.

Clearly we have to reconcile but moreover bridge this gap as a matter of some urgency – your urgent assistance in this regard would therefore be appreciated. Can you come back to us with a radical re-think of the m&e scope (whilst still meeting the original brief) by early part of next week to deliver it within budget.

If you have any queries at all as to what is required then please don't hesitate to give any of the team here a call to clarify.

Can you also confirm by return your availability for a meeting to review the foregoing with the TMO next week.

Many thanks

Alun



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