To: Zak Maynard[ZMaynard@rydon.co.uk]; VALENTE Nick[nick.valente@uk.arteliagroup.com]; LIM

Chweechen[Chweechen.Lim@uk.arteliagroup.com]

Cc: pmaddison@kctmo.org.uk[pmaddison@kctmo.org.uk]; James Clifton[jclifton@rydon.co.uk]; Simon Lawrence[slawrence@rydon.co.uk]; Claire Williams (clwilliams@kctmo.org.uk)[clwilliams@kctmo.org.uk]; CASH

Simon[simon.cash@uk.arteliagroup.com]; Steve Blake[SBlake@rydon.co.uk]

From: REED Neil

Sent: Mon 7/13/2015 3:51:48 PM Subject: RE: Grenfell - Commercials

Zak – thanks for your email and status on some of the items. I had sent this on the basis that some had considered these unresolved so apologies if this is not the case.

Chweechen - do you agree with Zak? Please advise.

Meeting aside, I think we need to discuss the following:

- item 10 to be clear who I expecting what
- item 16 quantity tbc
- item 17 signage design status to be advised by Rydon.
- item 20 TMO require Rydon to provide a price for conducting the drainage survey please. Apologies if this was not clear before but the note related to a question around whether a CCTV survey and report had been completed by others. TMO would like this along with the other works that Bouygues is not completing to be priced and completed by Rydon. This will be funded separately. Clearly the drainage remedials are key as TMO is still suffering from periodic drainage problems they would like to see resolved at the earliest opportunity. We would instruct the survey directly but given we would like Rydon to complete any remedial works it makes better sense to request that you control the survey.

Nick – if you haven't already can you please issue an EAI together with the requisite drainage drawings identifying what it is that needs surveying. I am assuming you know the extent – if not please discuss. Thanks

Zak - Pending Chweechen's response we can either discuss Friday (if you are on site as I plan to be) or hold off for the progress meeting next week. Either way we would value your earliest response re the drainage survey.

Regards

Neil

Neil REED

Head of Project Delivery

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From: Zak Maynard [mailto:ZMaynard@rydon.co.uk]

Sent: 13 July 2015 16:08 To: REED Neil; Simon Lawrence

Cc: pmaddison@kctmo.org.uk; LIM Chweechen; James Clifton; Claire Williams (clwilliams@kctmo.org.uk); VALENTE Nick; CASH

Simon; CASH Simon; Steve Blake Subject: RE: Grenfell - Commercials

Neil,

Further to your comments below and reading the email from Chweechen dated 24th June recording the comments from the meeting of the same day, it doesn't appear that a meeting is necessary as there is very little information outstanding.

Item 1 is a presentation of cost but it was agreed that the figure submitted was not going to change so, for the purposes of the Client's budget, it was satisfactory to use

Item 10 was awaiting some more information from Artelia with regards to Bouygues works and Type 3 Road Safety Audit (?)

Item 13 was discussed in detail at the meeting on 24th. Artelia currently have a Budget cost submitted by Rydon to assist the project budget process. We are currently negotiating this package with our supply chain and part of this process involves a Rep from Crown/Dulux to attend site to satisfy that the proposed decorating works to existing walls will not compromise the fire safety in the communal areas. A Rep attended site last week and we await their proposals and specification to validate and cost accordingly

Item 14 awaits design to be finalised but Budget cost provided by Rydon

Item 18 remains outstanding and we will look further in to this

Item 20 is not a question to Rydon

I think we went some way to removing the perceived 'lack of responsive/proactive commercial service from Rydon' in our meetings on Wednesday 27th May with Chweechen and on 24th June with Peter, Claire and Chweechen which the email dated 24th June supports. A large number of items were finalised in this meeting and we will continue to try and resolve the few outstanding items with our commercial team of James Clifton and Laura Field as quickly as possible

Regards

Zak Maynard, BSc (Hons) Commercial Manager



From: REED Neil [mailto:neil.reed@uk.arteliagroup.com]

Sent: 10 July 2015 10:40 To: Simon Lawrence

Cc: pmaddison@kctmo.org.uk; LIM Chweechen; Zak Maynard; James Clifton; Claire Williams (clwilliams@kctmo.org.uk); VALENTE

Nick; CASH Simon; CASH Simon Subject: Grenfell - Commercials

Simon,

I understand that we have moved no further forward on the below since your/your team's meeting with Chweechen.

I would like to request a meeting with you, your team and your Director next Friday morning 17th July to discuss how Rydon is planning to deal with the commercial service required – including the response awaited Re my email of 22nd May. We remain disappointed not to have received a response from Rydon and have little option other than to escalate the issue.

Please confirm that this is possible and who will attend.

- Meeting Objective: to discuss the commercial status quo, lack of responsive/ proactive commercial service from Rydon and how we can remedy the issues.
- Desired Outcome: strategy agreed for resolving the issue with oversight from a Rydon Director.

Happy to discuss if you could call me - I have suggested a catch up con call at 3pm today.

Thanks

Neil

Neil REED

Head of Project Delivery



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APPLEYARDS LTD - Registered Office: High Holborn House 52-54 High Holborn London — WC1V 6RL - Trading as ARTELIA UK Registered in England and Wales under Company Number 03935522

From: LIM Chweechen Sent: 24 June 2015 15:47

To: Zak Maynard; James Clifton (jclifton@rydon.co.uk); Simon Lawrence; Claire Williams (clwilliams@kctmo.org.uk); VALENTE Nick

Cc: REED Neil; pmaddison@kctmo.org.uk

Subject: 11833 Grenfell Tower - Notes for Commercial Meeting on 24.6.15

Dear All,

Please see below some notes from today meeting (in purple) for your action: -

- El 15 Cost saving on communal lighting: where we have kept fittings and wiring (latter subject to testing) on 20 floors. Rydon to submit further breakdown showing omission of 8 lights per floor and add relocation of 4 lights, new junction box and conduit and wiring. ZM Awaiting revised build up from Rydon subcontractor Due 05/06/15. ZM to follow up with sub-contractor to get justification.
- Revision to parapet detail: parapet material to be stopped at just below the top of the concrete beam, to allow future abseiling, ie a reduction in the amount of material used. Cost saving. Rydon confirmed that this is not a suitable solution and SL will respond accordingly. SL to look at on return from leave on 8th June. SL submitted proposal. Rydon to carry out parapet works as per Contract.
- 3 El 14 re air con to hub room at ground floor: This can be omitted now, NV to issue instruction.
- EI 8 removal of hoarding for the boxing club £1200 was never done. Yes, this is replaced by installation of digilock only on timber door at the top of stairs. Rydon to omit cost for boarding off part of the upper area to keep weather out. Confirmation that Rydon carried out the digilock to Boxing Club door and boarding up other area (EAI 8) for £1200. We will not be removing the hoarding and carting away included in (EAI4) so £1200 to be omitted from this EAI. Agreed no cost implication.
- Radiator pipework: yes, tender costs allow for high level and vertical pipework to be ducted. Agreed cost neutral to put a board behind radiators/painting to pipeworks for changing size of radiator.
- Removal and reinstatement of curtaining: SL to provide a cost for reinstating the curtain/blinds in all flats 20 flats to be completed free of charge noting Rydon to identify conditions/ caveats/ waivers Re responsibility for Residents curtains/poles/ blinds or similar. Rydon submitted a quote of £10,900.00; about £15/window. Rydon to keep track of their site record on the actual number of curtain to be reinstated.
- 7 Cost saving for keeping existing Boxing club wall, as El 17 Rydon submitted a quote of £4,150 saving.
- 8 Cost of removal of vinyl to staircase serving boxing club, and jet washings and nosing in lieu, as El 17 and El 16.1 Rydon submitted a quote of £660.00 add cost. Rydon to proceed on this basis.
- 9 New ground floor community room: is there any cost difference when was previously offices? Rydon to submit quote. Adam confirmed he had sent this. Could you re-check and we will search for email here. Agreed saving of £1.2k (EAI 14.1).
- Cost of picking up work from Bouygues: playground cost known, part service road cost and finish to Grenfell Road corner, including type 3 road safety audit to be estimated, to put in as total estimated cost. CW to clarify the actual extent of works required. Awaiting CW input. NV to issue works omitted from Bouygues for Rydon to price. Highway Works to be confirmed, NV to follow up with SB. Note: Rydon will start external work in mid August.
- Saving on Gerda locks at 20 levels for the service cupboards at each floor to be supplied by TMO Rydon to submit cost. Saving of £300. OK

Artelia_00004151

- Saving on Undercroft lighting as it's completed by TMO Rydon to submit cost. CW to confirm if new ceiling panels still required to undercroft. Rydon to submit cost w/c 08/06/15. CW to confirm re: ceiling panels. Agreed to omit works (lighting and ceiling panels) to undercroft from Contract, saving £10k. NV to issue instruction.
- Price of internal communal decoration works Rydon submitted a lump sum price of £33,670 for decoration works with certain assumptions. Rydon to review with CW to confirm the actual scope of works required and agree a full specification. Rydon to price different options with cost breakdown. SL/CW to review scope and Rydon to reprice accordingly. Rydon to look for alternative quote and present options to CW/Artelia.
- To provide quotation Re shaft route and drawings with BWIC by 1st May. BWIC still yet to be finalised therefore unable to provide a quote. However, the quote of AOV at £148,653.65 is submitted and NV to issue instruction accordingly. Rydon awaiting official instruction and design still to be finalised on BWIC. BWIC not finalised, therefore provisional sum not firm up yet.
- Additional savings on the windows as they have not increased the window opening. SL to investigate and demonstrate the cost difference between the glazed area of a window and the insulated panel area of the window. TMO is seeking to realise a saving from Rydon given the glazed areas have reduced despite the panel areas increasing (noting the overall structural dimensions of the openings remain the same). Zak to investigate further and will respond accordingly. An insulated panel is the same cost as a glazed panel, if anything it is slightly more expensive. No saving can be offered ZM confirmed no cost saving.
- The exact quantity for new additional radiator in kitchen to existing flats Rydon to confirm quantity, the allowance of 50% of existing flats require new radiator can be reduced to 25%.
- Expenditure of provisional sums. CW to confirm on the requirement for signage and to confirm if Ventilation grille to gas risers for each flat is required? A total sum of about £70k can be omitted from provisional sums for asbestos removal and replacement of duct panels to riser. CW still to confirm. CW and Rydon to agree on signage design, then ZM can price accordingly. Matt from MaxFordham to review M&E provisional sum items and comment accordingly.
- 18 Rydon to price for lift signage panel.
- A saving of £4.6k is agreed for the cost of cupboard door plus ironmongery for HIU new location. ZM to confirm there's no additional cost for new HIU louvre cupboard.
- 20 Drainage issue is there a CCTV survey and report?
- 21 Rydon will endeavour to provide all cost information so that TMO have a better idea on Anticipated Final Account figure for this project.

Thanks. Chweechen

Chweechen LiM

Senior Cost Consultant



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