

Grenfell Tower Summary report

Current scheme,

	<u>Main Elements</u>	<u>Cost</u>
(A)	Refurbishment of social housing units (8 units consists of 2 unit of 1- bed flat, 2 unit of 2-bed flat and 4 unit of 4-bed flat)	£884,253.69
(B)	Minor refurbishment works to existing 20-storey flats and lobbies, i.e. services encasement and bulkhead plasterboard ceiling (120 units)	£170,000.00
(C)	Nursery and Offices	£462,239.01
(D)	Baseline work spaces/Garage Offices= 293m2	£530,674.10
(E)	Boxing club	£517,691.50
(F)	Public realm	£223,075.00
(G)	Demolitions	£182,170.00
(H)	External Façade and Roof to main building	£2,342,226.00
(I)	Central Services	£2,164,945.70
1	Estimated Construction Cost Excluding Preliminaries and Contingency; Sub-total (A to I):	£7,477,269.00
2	Preliminaries (15% of construction costs)	£1,121,590.35
	Sub-total 1	£8,598,859.34
3	Client's Contingency Allowance	£765,000.00
4	Estimated Construction Costs	£9,364,000.00

Professional Fees	£ 900,000.00
Surveys	£ 50,000.00
Planning and Building Control Fees	£ 100,000.00
KCTMO / S106 Fees	£ 180,000.00

OVERALL PROJECT COST (EXCL VAT)

£ 10,594,000.00

Disadvantages with current scheme

Current construction cost assessed by Appleyards £ 9.36m Vs Leadbitter costs for current scheme £ 10.048m

Scheme is currently unaffordable

Large expenditure for boxing club and nursery with no revenue return,

Current heating solution does not consider options for boiler plant which also serves finger blocks.

Garage conversion would over provide for staff requirements

Does not allow for kitchen and bathroom replacements, or electrical rewires for Decent Homes standards

Crown is expensive with no practical purpose to scheme

No allowance for communal decorations which would support our cyclical programme

Does not include opportunity to up grade door entry system

Savings from Value Engineering options

Proposal	Savings	Other implications	TMO Yes/No
<p>Leaving the nursery and boxing club in situ. Full saving of item C and E (see page 1 of report) can't be materialised because Works still will be required for external wall, cladding, windows, infill flooring, M&E services; new offices/entrance on Ground floor and 3 units of 4-bed flats on Walkway level</p> <p>The revised scheme will have 7 units of social housing flats, consist of 3 unit 4-bed flat in Walkway level and 4 units 4-bed flats on Walkway +1 level; total cost £791k</p>	-£573k	<p>Disappointment of Nursery and Boxing club that they are no longer receiving the promised scheme. Consideration to whether small budget could be allowed for refresh Say 10k for Nursery and Boxing club. Both will still benefit from improved temperature controls. Nursery will still benefit from play area included within KALC scheme.</p> <p>Nursery will need to be relocated during works.</p> <p>Office provided will be tight.</p>	NO
<p>Cost options for heating proposals. Several options were proposed but the recommendation from Max Fordham is</p> <p>Omit – heat pumps, gas supply up building from basement to roof, central hot water, meters where included.</p> <p>Add – new gas boilers to basement for Grenfell tower only (where existing), heat interface units with meter included.</p>	-200k	<p>Residents will see no real difference. They will still have control of their flat. Service supplies up the entire building is reduced from 4 to 3 pipes which will facilitate installation. Plant will be in basement rather than roof. Reduction in BREEAM score and environmental benefits due to loss of heat pumps.</p>	Yes
<p>Cold water alternative design that will omit refurbishment of cold water tanks on roof and add new tank into basement with pumps to supply building.</p>	??	<p>This design option will reduce costs but has yet to be fully investigated. New design will mean that on power failure there will be no cold water supply. TMO to advise if this option should be investigated.</p>	Investigate
<p>Omitting the lift and bridge access</p>	<p>-£42k</p> <p>-£10k</p>	<p>Omitting this will cause planning concern as access is being reduced as part of scheme without this. Planning consultant and Architect to investigate planning views and options by</p>	Investigate

from Grenfell to the finger blocks		24 th May.	
Change of internal and external light fittings to lower specification and from LED to conventional.	-£155k	Increase in running costs and maintenance due to change from LED to conventional lamps. Risk that external lighting spec may not be able to be reduced as will need to match into KALC specification for planning consistency.	Yes
Complete omission of any works to existing garages, bin store (Item D on page 1)	531k	Planners will need to be consulted and have an expectation that this area is included in the project. However planning consultant advice is that planners should accept this omission with explanation. Consideration to be given to low specification refresh to this area included in new scheme options below.	Yes
Reduce high level cladding from 4m to 2m on roof of building – removing the crown	-£40k	Planners will need to be consulted as they were keen to see defined top, middle and bottom to the building. Planning consultant advisor suggests colour change of cladding to upper level could provide this definition.	Yes
<u>Total</u>	<u>£978,000</u>		

Actual construction

Appleyards stage D cost plan as of 4th April excluding Preliminaries and Contingency:

£7,477,269.00

Minus Value engineer savings

£978,000.00

Total £6,499,269.00

Add 15% Preliminaries and £765k Client's Contingency: £1,739,890.35

Total Construction Costs: £8,239,159.35

New Scheme Options (estimated cost)

Cost options for inclusion of kitchens / Bathrooms (say £ 4000 for kitchen and £ 4000 for bathroom) keystone information suggest 38 new kitchens, 70 bathrooms - REJECTED

£ 0.00

Potential cost of alternative access to walkway level in finger blocks (if planning insist on this due to removal of stepped ramp).

£ 20,000.00

Keep in Under-croft soffit to include uplighting and downlighting with new suspended ceiling to cover.

£ 60,000.00

Communal decorations (estimated cost from Keystone)

£ 216,000.00

Upgrade door entry system (existing system will need to be moved anyway to allow for any works)

(option 1)Total cost of all systems on Lancaster West 1, **£ 123,733.00**

(option 2)Total cost for all systems on Lancaster West 3, **£ 53,428.00**

Allowance for moving nursery to temporary location, storage cost, removal company

£10,000.00

Allow a provisional sum for renewing floor and walling finishes to existing nursery and boxing club – **not required as original specification remains**

£0.00

Allow a provisional sum for Alternative access bridge/stair/access ramp

£20,000.00

Total (assuming option 1 for entry system) £449,733.00

Total from removing VE options £ 8,239,159.35

Total with new scheme options as above £ 8,688,892.35