

Message

From: LIM Chweechen [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Chwee Chen Lime86]
on behalf of LIM Chweechen
Sent: 2/13/2014 1:00:33 PM
To: Claire Williams (clwilliams@kctmo.org.uk) [clwilliams@kctmo.org.uk]; Jenny Jackson <jjackson@kctmo.org.uk> (jjackson@kctmo.org.uk) [jjackson@kctmo.org.uk]; pmaddison@kctmo.org.uk; David Gibson (dgibson@kctmo.org.uk) [dgibson@kctmo.org.uk]
CC: CASH Simon [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Simon Cash43f]; BOOTH Philip [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=Philip Boothe11]; BLYTHE Peter [/o=OrgArtelia/ou=Exchange Administrative Group (FYDIBOHF23SPDLT)/cn=Recipients/cn=BLYTHE Peter2a1]
Subject: 11833 Grenfell Tower - Pre-tender Estimate
Attachments: Part 5 Contract Sum Analysis (updated 130214).pdf

Dear All,

Please see attached summary page for our Pre-tender Estimate for Grenfell Tower, estimated construction costs of **£10.045M.**

We have reviewed the tender information for Mechanical and Electrical works and adjusted certain rates in line with the information and current market conditions. We have also included additional works to Basement. The overall M&E cost increased by approximately £704k.

We have also reviewed the rate for external cladding (increased by £280k) and revised the overall costs for landscaping works due to increase of scope of works (increased by £189k).

We have now included the Architect and Engineer's novation fees of £163k in the estimate.

The allowance for Preliminaries has been adjusted in line with the increased cost (circa £223k).

The estimated cost is over the budget (client budget of £8.5M) by **£1.55M** and we have listed below some suggestions for VE alongside some options that are already included in the tender: -

Item	Option
1.	<u>Pipework in the lift lobbies</u> The pipes in the lobbies could be boxed in rather than putting a new ceiling in place.
2.	<u>Heating Pipes</u> Put the heating pipes within the refuse chute. This will save drilling and noise within the communal areas.
3.	<u>Review of the windows</u> This is a discussion that needs to happen with the contractor.
4.	<u>Underfloor Heating</u> There is currently underfloor heating included for the ground floor entrance and boxing club staircase. Heating is definitely required, but there may be a cheaper option.
5.	<u>Crown of the Building</u> Works to the crown of the building could be removed.
6.	<u>Lobby Feature Lighting</u> Reduce the spec of the lobby feature lighting.

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7.	<u>Heat Meters</u> Omit the heat meters but allow for them to be retrofitted at a later date if required.
8.	<u>Fitting and Fixtures</u> Reduce the specification of fittings and fixtures.

We will review and analyse all tenders due to be returned tomorrow and will arrange a meeting with KCTMO to discuss further on how to proceed once we have completed our analysis.

Thanks.

Kind regards,
Chwee Chen



Chwee Chen Lim BSc MSc MRICS MCIOB

Senior Cost Consultant

ARTELIA UK

High Holborn House • 52-54 High Holborn • London • WC1V 6RL • United Kingdom

Tel : [REDACTED] Mob : [REDACTED] • www.uk.arteliagroup.com

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