

Stage D Cost Plan rev A

prepared for

Kensington and Chelsea Tenant Management Organisation (KCTMO)

relating to

**Grenfell Tower Regeneration Project,
Kensington, London**

August 2013

Ref	Main Elements	Artelia UK (Updated on 07/8/13)
(A)	Refurbishment of social housing units (Mezz 3 units + Office level 4, total 7 units. Reduced from 9 units 1	£88,126.76
1	Demolition	Included in (g)
2	Super-structure (in-fill flooring)	73,524.01
3	External wall - new enclosure 132m2	£66,000.00
4	Staircase	£44,000.00
5	Internal wall, partition and doors	£110,389.00
6	Internal Wall, Floor & Ceiling finishes	£198,915.91
7	Fittings and furnishing	£86,500.00
8	Sanitary appliances	Inc in M&E
9		
	Mechanical services including above ground drainage, cold water installation, ventilation, fire alarm, BMS Excludes heating [in (f) Central Services]	£145,208.44
10	Electrical including lighting and power and External lighting	£163,589.40
(B)	Minor refurbishment works to existing 20-storey flats and lobbies, i.e. services encasement and bulkhead plasterboard ceiling (120 units) including communal decorations works	386,019.00
(C)	Nursery and Meeting, Concierge (Ground floor - 490m2)	479,261.80
1	Demolition	Included in (g)
1a	Allowance for moving nursery to temporary location, storage cost, removal company	£10,000.00
2	Super-structure (in-fill flooring)	£19,020.00
3	External wall - new enclosure	£24,760.00
4	Staircase	£44,000.00
5	Internal wall, partition and doors	£51,689.00
6	Internal Wall, Floor & Ceiling finishes	£78,680.00
7	Fittings and furnishing	£40,762.80
8	Sanitary appliances	Inc in M&E
9	Mechanical services including cold water installation, ventilation, fire alarm, BMS, heating	£122,434.01
10	Electrical including lighting and power	£87,906.00
(D)	Baseline work spaces/Garage Offices - OMITTED except Undercroft lighting and suspended ceiling (Ground floor - 280m2)	£60,000.00
1	Keep undercroft soffit, new uplighting and downlighting with new suspended ceiling cover	£60,000.00
(E)	Boxing club (Walkway level - 460m2, with EMB office 61m2)	£475,693.73
1	Demolition	Included in (g)
2	Super-structure (in-fill flooring)	£37,020.00
3	External wall - new enclosure	£115,500.00
4	Staircase	£0.00
5	Internal wall, partition and doors	£83,375.00
6	Internal Wall, Floor & Ceiling finishes	£76,483.15
7	Fittings	£36,228.25
8	Sanitary and other appliances	Inc in M&E
9	Mechanical services including cold water installation, ventilation, fire alarm, BMS, heating	111,922.33
10	Electrical including lighting and power	£35,166.00
(F)	Public realm	223,080.00
1	Removal of stepped ramp	£32,000.00
2	New permeable rubber crumb safety surface & New exposed aggregate concrete pavers	152,480.00
3	Trees, shrubs,	5,600.00
4	Cycle stands, bollards and fencing	33,000.00
(G)	Demolitions	182,170.00
	Demolition to existing staircases, steps, partitions, doors, fittings, link bridge	
(H)	External Façade and Roof to main building	2,302,289.00
1	Remove existing and install new central pivot windows	1,020,370.00
2	New cladding to façade	£844,007.00
3	New curtain wall	£227,250.00
4	New render and brickwork	135,593.00
5	Scaffolding, skips removal, survey, design and site management Preliminaries	included above & prelim
6	Remove existing cantilever canopy	£15,000.00
7	Roof covering and PPC screen	£60,000.00
(I)	Central Services	£1,933,744.70
1	Cap off existing services and remove redundant plants and pipework	£99,000.00
2		
	Heating system including new gas absorption heat pump, radiators and pipework, hot and cold water to existing flats	£1,127,069.70
3	Allow a provisional sum for new extract smoke extract system	198,300.00
4	Domestic Smoke detectors & Carbon Monoxide (CO) detectors	£7,500.00
5	Kitchen extract ventilation & WC and bathroom extract fans replacement	£128,000.00
6	Allowance for extra over to existing communal satellite	£16,000.00
7	Allowance for 10 New CCTV camera	£50,000.00
8	New emergency lighting to common/lobby areas, LED lighting to underside of canopy, new lighting in common area, upgrade of existing lighting in existing 20-storey dwellings	£110,072.00
9	Builder's Work in Connection with Services	75,000.00
10	New UKPN electrical connection (allow £75,000 if require)	-
11	Upgrade door entry system (option 1 as on Lancaster West 1)	£123,773.00
1	Estimated Construction Cost Excluding Preliminaries and Contingency; Sub-total (A to I):	6,930,276.00
2	Preliminaries (15% of construction costs)	1,039,541.40
	Sub-total 1	7,969,817.40
3	Client's Contingency Allowance	765,000.00
4	Estimated Construction Costs	£8,735,000.00
5	Total professional fees and surveys	£950,000.00
6	Planning and Building Control Fees	£100,000.00
7	KCT/MO/ S106 Fees	£130,000.00
8	Contingency	£123,000.00
9	Estimated total overall project costs	£10,088,000.00
10	Total overall project funding from TMO	£9,853,000.00
11	Difference between overall project Funding and Estimated Project Costs	£235,000.00