

# THE GRENFELL TOWER INQUIRY

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## EXHIBIT DPB/15

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This is the Exhibit marked “DPB/15”  
referred to in the witness statement  
of David Paul Bradbury

## Phil Leech

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**From:** Terence McLaughlin  
**Sent:** 05 February 2015 09:43  
**To:** David Bradbury  
**Subject:** RE: Grenfell Tower - AOV system  
**Importance:** High

David,

I have spoken with Zak this morning regarding the below.

He has a client meeting tomorrow morning whereby he will be raising the costs and the reason for them.

Can you present the VO in the format:

- Original (Based on 0.43l/s) £
- Client Change (Additional Floors) £
- Required Change (Based on 5l/s) £

Include a description of works with each to assist Zak.

Kind regards,

Terence McLaughlin  
Associate Director  
Head Office

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**From:** David Bradbury  
**Sent:** 04 February 2015 11:32  
**To:** Paul Featherston; Robin Thorne; Alan Whyte  
**Cc:** Terence McLaughlin  
**Subject:** Grenfell Tower - AOV system

All,

Further to receiving the PSB AOV costs for Grenfell Tower yesterday, we have broken down the original costs included in the tender and compared it to the revised specialists costs.

The client has been made aware there will be a large additional cost submitted due to changes on the AOV, main two factors for the price increase:

1. Client change of office to apartments, requiring the AOV shaft to be extended by 3 floors.
2. Consultants design was not passed by building control, consequently the consultant issued a revised smoke vent report after the tender period which involved changing smoke vent flow rates from 0.43 to 5 l/s! (this report was written by the consultant using the technical advice from PSB).

We approached SE and FSD for quotations on the revised design but due to a lack of interest and poor response we agreed with Rydons and the consultant to push forward using PSB.

Original Tender Inclusions:  
Smoke Vent

Commissioning	£15,150.00	M012	
Extract Fan	£3,652.38	M006	
Extract Fan	£2789.24	M006	
Smoke Dampers	£32,507.16	M007	
Smoke Dampers	£1,951.72	M007	
Ductwork	£2,500.00	M027	
Grilles	£2,433.48	M006	
	<b>£60,983.98</b>		<b>Sell: £78,988.00</b>
Electrical	<b>£20,000.60</b>		<b>Sell: £21,500.65</b>
<b>Total:</b>	<b>£80,984.58</b>		<b>Sell: £100,488.65</b>

PSB quote (combined phase 1 & 2) supply, install and commissioning by PSB:  
**£178,404.00**

NB: the PSB quote does not include the general ventilation fans, therefore I have left the Central Ventilation costs out of the above breakdown.

£178,404.00 (PSB Cost) - £80,984.58 (Our nett costs) = £97,419.42 + 15% = **£112,032.34 Total VO**

Following a discussion with Andy Smith, we agreed that 15% would be an acceptable mark-up bearing in mind the potential debates that are likely to happen once we submit the VO (especially after the dealings with the cost for the Existing apartments). Should we need to provide them with a detailed breakdown at least we can be open with the associated costs.

Items to bear in mind, our tender letter to Rydon, schedule 03 – General Exclusions/Clarifications states the following:

**46. AOV's actuators and wiring to be provided and installed by window contractor. (PSB have quoted this works separately £11,395.00. this is not included in our costs above.)**

**49. We include for temperature/smoke control system as shown and described in the tender documents. Should any changes be required by building control, or others, could have cost implications.**

On review of the above please let me know if you wish for me to submit to the client or if Alan will submit the VO?

Kind regards,

Dave Bradbury  
Design Manager  
Head Office

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