

P O I N T W E S T

**116 CROMWELL ROAD
LONDON SW7 4XR**

TEN YEAR MAJOR WORKS PROGRAMME
MAIN WORKS SUMMARY OF COSTINGS (2016-2025)

Instructed By:

PointWest GR Limited / Point West Management Services Limited
Point West Management Office
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Prepared By:

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2016.01.15

Job No: 014.1703

Ten Year Major Works Programme (2016-2025)

Main Works Summary of Costings

1	A	B	C	D	E	F	G	H	I	J	K	L	M
	Item Number	Item Description	Yearly Costings (all at current £ Values) ¹										Totals
2			1	2	3	4	5	6	7	8	9	10	
3			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
4		INTERNAL											
5													
6	1	Continuation of Redecorations of Floors Ground -9	70,000						55,000	55,000			180,000
7	2	Continuation of Redecorations of Floors 10-16	5,000						20,000	20,000			45,000
8	3	Re-carpeting of Floors Ground-9		110,000									110,000
9	4	Re-carpeting of Floors 10-16		40,000									40,000
10	5	Rebranding concept for items 6, 7, 8, 9	50,000										50,000
11	6	Sky reception re-modelling	50,000										50,000
12	7	Ground floor reception re-modelling		250,000									250,000
13	8	Lift lobbies		75,000									75,000
14	9	Signage		75,000									75,000
15	10	10th Floor Window board repair/replacement	15,000										15,000
16	11	10th - 18th Limestone cleaning/polishing		15,000									15,000
17	12	Preparation and Redecorations of B1		5,000	50,000							20,000	75,000
18	13	Preparation and Redecorations of B2			5,000	50,000							55,000
19	14	Preparation and Redecorations of B3				5,000	50,000						55,000
20													
21		EXTERNAL											
22													
23													
24	15	Contractors / Lifts 2, 2a Loading Bay repairs Structural Elements	24,000										24,000
25	16	Point West walls and walkway repairs	8,000										8,000
26	17	Girdered Site Survey				15,000				20,000			35,000
27	18	Girdered Site Survey remedial works			350,000				50,000				400,000
28	19	Point West exclusive external redecoration elements	10,000					10,000					20,000
29	20	Soffit Upgrading / Replacement to pedestrian walkway	150,000										150,000
30	21	Ongoing repairs then Quadrangle Roof Re-covering and associated works	10,000	10,000	1,200,000								1,220,000
31													
32	22	Tower Roof Re-covering and associated works				300,000							300,000
33	23	Roof Redecorations (Plant rooms and railings)	5,000				5,000			5,000		5,000	20,000
34	24	Glazing Repairs and Replacements (W, S, Tower, E, N and Light well)		100,000	75,000	150,000	100,000	75,000	100,000				600,000
35	25	Forecourt Canopy / Soffit Repair-Redecoration							25,000				25,000
36	26	External Entrance Maintenance Re-decoration							28,000				28,000

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2			1	2	3	4	5	6	7	8	9	10	
3			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
36	27	External Elevation Repairs (W, S, Tower, E, N and Light well)		125,000	125,000	150,000	125,000	125,000	100,000				750,000
37	28	External hard standing repairs				25,000					25,000		50,000
38	29	General H&S items/improvements for external areas	10,000										10,000
39													
40		Totals	407,000	805,000	1,805,000	700,000	275,000	263,000	330,000	95,000	25,000	25,000	4,730,000
41		Totals inc VAT - Note 4	488,400	966,000	2,166,000	840,000	330,000	315,600	396,000	114,000	30,000	30,000	5,676,000
42		Section 20 Notices Served	5	2	1			1					9
43		Section 20-Notices Completed	1	4	2	1			1				9
44		Note - The shaded areas in the above Summary of Costings for the main works are the items that will require a Section 20 Consultation Notice Procedure to be instigated. The funds required will either be paid for out of the Service Charge Account or by other means agreed between the Landlord and the Leaseholders. The Section 20 Consultation Process will be instigated the year prior to when the works are scheduled to be carried out in the above Summary.											
45		Ten Year Major Works Programme - M and E Summary of Costings											
46		Totals	£206,500.00	£1,002,500.00	£422,500.00	£101,500.00	£30,000.00	£275,000.00	£74,000.00	£30,000.00	£33,000.00	£64,000.00	£2,239,000.00
47		Totals inc VAT	£247,800.00	£1,083,000.00	£627,000.00	£121,800.00	£36,000.00	£330,000.00	£88,800.00	£36,000.00	£39,600.00	£76,800.00	£2,686,800.00
48		Ten Year Major Works Programme - Combined Main Works and M and E Summary of Costings											
49		Combined Totals	£613,500.00	£1,807,500.00	£2,227,500.00	£801,500.00	£305,000.00	£538,000.00	£404,000.00	£125,000.00	£58,000.00	£89,000.00	£6,969,000.00
50		Combined Totals inc VAT	£736,200.00	£2,169,000.00	£2,673,000.00	£961,800.00	£366,000.00	£645,600.00	£484,800.00	£150,000.00	£69,600.00	£106,800.00	£8,362,800.00

Note:

1. All estimates are based upon current projected costs and take no account of inflation that may be experienced between now and planned date of expenditure.
2. Figures derived from the Buildings Surveyors best estimates as a result of consultations with external suppliers where necessary.
3. All estimates Exclude Professional and Administrative Fees
4. VAT at current 2015 Rate of 20%