

POINT WEST

116 CROMWELL ROAD
LONDON SW7 4XR

TEN YEAR MAJOR WORKS PROGRAMME
BOYCE, EVANS AND CARPENTER'S SUMMARY OF COSTINGS UPDATED 2009

Instructed By:

PointWest GR Limited / PointWest Management Services Limited
Point West Management Office
116 Cromwell Road
London
SW7 4XR

Data Prepared By:

Boyce, Evans and Carpenter

Dated:

2009

Job No: 014.1703

Ten Year Major Works Programme - B&C

Table 1: Summary of Costings Updated 2009

Table 1

	A	B	C	D	E	F	G	H	I	J	K	L	M	N
1	Item Number	Year	Item Description	Yearly Costings										Totals
2				4	5	6	7	8	9	10	11	12	13	
3				2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
4			EXTERNAL WORKS/REDECORATIONS											
5														
6	1		Redecoration of plant platforms, tops or vent pipes etc at main roof level (assumed to be undertaken by in-house maintenance staff)	£0.00						£0.00				£0.00
7	2		Allowance for essential repairs to tower roof and 18th storey roof terrace		£20,000.00						£15,000.00			£35,000.00
8	3		Redecoration/uplift to forecourt/canopy area				£20,000.00						£20,000.00	£40,000.00
9	4		13th storey level additions and front corners of main roof				£7,000.00							£7,000.00
10	5		Rolling redecoration programme to balcony balustrades, balcony soffits, roof edge railings etc. (assumed to be undertaken by in house maintenance staff)					£0.00	£0.00					£0.00
11	6		External repair programme to front (South) elevation and West flank elevation (£155k) 2015, rear (North) elevation and East flank elevation (£145k) 2016 and tower elevations and internal lightwell elevations (£165k) 2017						£155,000.00	£145,000.00	£165,000.00			£465,000.00
12														
13			INTERNAL WORKS/REDECORATIONS											
14														
15	7		Redecoration/refurbishment of management offices, staff canteen, staff toilets and kitchen	£15,000.00							£15,000.00			£30,000.00
16	8		Refurbishment of NE & SW passenger lifts (£14k) 2010 and 2017, 3No SE passenger lifts (£20k) 2012, 3 No NW goods lifts (£14k) 2016 and 3No SE passenger lifts (£20k) 2019	£14,000.00		£20,000.00				£14,000.00	£14,000.00		£20,000.00	£82,000.00
17	9		Redecoration programme to internal staircase enclosures (excludes replacement of carpets)	£55,000.00										£55,000.00
18	10		Redecoration programme to basement level carpark areas, lift lobbies, etc, including re-marking of parking bays	£25,000.00								£25,000.00		£50,000.00

Ten Year Major Works Programme - B&C

Table 1: Summary of Costings Updated 2009

19	11	Redecoration programme to South-East lift lobby area between 11th and 15th storey level (excluding renewal of carpets 2011) (Including renewal of carpets in 2018)		£12,000.00						£20,000.00		£32,000.00	
20	12	Redecoration programme to lift lobbies and corridors between 2nd and 9th storey level (excluding replacement of carpets) including circulation areas at rear of 1st Storey				£185,000.00						£185,000.00	
21	13	Redecoration programme to main reception					£25,000.00					£25,000.00	
22	14	Redecoration programme to Sky Reception and 10th storey common parts (including allowance for renewal of carpets)						£50,000.00				£50,000.00	
23													
24		Totals	£109,000.00	£32,000.00	£20,000.00	£212,000.00	£25,000.00	£205,000.00	£159,000.00	£209,000.00	£45,000.00	£40,000.00	£1,056,000.00
25		Totals inc VAT	£130,800.00	£38,400.00	£24,000.00	£254,400.00	£30,000.00	£246,000.00	£190,800.00	£250,800.00	£54,000.00	£48,000.00	£1,267,200.00
26			4	5	6	7	8	9	10	11	12	13	
27			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	

Ten Year Major Works Programme - BEC

Table 2: 2009 costs Updated to 2015 Costings

Table 2 Annual Inflation 3.30% 4.50% 2.80% 2.60% 1.50% 0.00% Inflation indexed linked to 31st December 2105

Cumulative Inflation 3.30% 7.80% 10.60% 13.20% 14.70% 14.70% 14.70% 14.70% 14.70% 14.70%

1	A	B	C	D	E	F	G	H	I	J	K	L	M	N
Item Number	Year	Item Description	Yearly Costings											Totals
2			4	5	6	7	8	9	10	11	12	13		
3			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
4		EXTERNAL WORKS/REDECORATIONS												
5														
6	1	Redecoration of plant platforms, tops or vent pipes etc at main roof level (assumed to be undertaken by in-house maintenance staff)	£0.00						£0.00					£0.00
7	2	Allowance for essential repairs to tower roof and 18th storey roof terrace		£21,560.00							£17,205.00			£38,765.00
8	3	Redecoration/uplift to forecourt/canopy area				£22,640.00							£22,940.00	£45,580.00
9	4	Allowance for renewal of coverings to roofs over 13th storey level additions and front corners of main roof				£7,924.00								£7,924.00
10	5	Rolling redecoration programme to balcony balustrades, balcony soffits, roof edge railings etc. (assumed to be undertaken by in house maintenance staff)						£0.00	£0.00					£0.00
11	6	External repair programme to front (South) elevation and West flank elevation (£155k) 2015, rear (North) elevation and East flank elevation (£145k) 2016 and tower elevations and internal lightwell elevations (£165k) 2017								£177,785.00	£166,315.00	£189,255.00		£533,355.00
12														
13		INTERNAL WORKS/REDECORATIONS												
14														
15	7	Redecoration/refurbishment of management offices, staff canteen, staff toilets and kitchen	£15,495.00								£17,205.00			£32,700.00
16	8	Refurbishment of NE & SW passenger lifts (£14k) 2010 and 2017, 3No SE passenger lifts (£20k) 2012, 3 No NW goods lifts (£14k) 2016 and 3No SE passenger lifts (£20k) 2019	£14,462.00			£22,120.00					£16,058.00	£16,058.00		£91,638.00
17	9	Redecoration programme to internal staircase enclosures (excludes replacement of carpets)	£56,815.00											£56,815.00
18	10	Redecoration programme to basement level carpark areas, lift lobbies, etc, including re-marking of parking bays	£25,825.00										£28,675.00	£54,500.00

Ten Year Major Works Programme - BEC
Table 2: 2009 costs Updated to 2015 Costings

19	11	Redecoration programme to South-East lift lobby area between 11th and 15th storey level (excluding renewal of carpets 2011) (Including renewal of carpets in 2018)		£12,936.00							£22,940.00		£35,876.00
20	12	Redecoration programme to lift lobbies and corridors between 2nd and 9th storey level (excluding replacement of carpets) including circulation areas at rear of 1st Storey				£204,610.00							£204,610.00
21	13	Redecoration programme to main reception					£28,675.00						£28,675.00
22	14	Redecoration programme to Sky Reception and 10th storey common parts (including allowance for renewal of carpets)						£57,350.00					£57,350.00
23													
24		Totals	£112,597.00	£34,496.00	£22,120.00	£235,174.00	£28,675.00	£235,135.00	£182,373.00	£239,723.00	£51,615.00	£45,880.00	£1,187,788.00
25		Totals inc VAT	£135,116.40	£41,395.20	£26,544.00	£282,208.80	£34,410.00	£282,162.00	£218,847.60	£287,667.60	£61,938.00	£55,056.00	£1,425,345.60
26			4	5	6	7	8	9	10	11	12	13	
27			2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	