

P O I N T W E S T

**116 CROMWELL ROAD
LONDON SW7 4XR**

TEN YEAR MAJOR WORKS PROGRAMME
MECHANICAL & ELECTRICAL SUMMARY OF COSTINGS (2016-2025)

Instructed By:

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Ten Year Major Works Programme (2016-2025)

M and E Summary of Costings

Table 1

A	B	C	D	E	F	G	H	I	J	K	L	M	
1	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	(A)	REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT²											
5													
6	1	Sprinkler and Fire Safety System overhaul in accordance with FOC rules	10,000			10,000			10,000			10,000	£40,000.00
7	2	20% Periodic inspection of electrical services	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	£50,000.00
8	3	Ductwork Sampling	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	£20,000.00
9	4	Ductwork Cleaning & Chlorination (if required)	15,000			15,000			15,000			15,000	£60,000.00
10	5	Replace 10% of Luminaires and Accessories	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	£50,000.00
11	6	Allowance for Ventilation System Failures	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	£20,000.00
12	7	Allowance for replacement Water Heaters	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	£10,000.00
13	8	Allowance for repairs and replacement Booster Pump Parts in B4	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	£20,000.00
14	9	Allowance for repairs and replacement Fire Safety System Component Parts	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	£40,000.00
15	10	Allowance for repairs and replacement Fire Safety System Pump Parts	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	£40,000.00
16	11	Allowance for Sub Switchboard and Control Panel Repairs	5,000	2,000	5,000	5,000	2,000	5,000	5,000	2,000	5,000	5,000	£41,000.00
17	12	Allowance for overhaul and repair of Hose Reels	6,000			6,000			6,000			6,000	£24,000.00
18													
19	(B)	ENERGY SAVING											
20													
21	13	1st - 9th Emergency lighting upgrading / replacement / repair	2,500										£2,500.00
22	14	10th – 18th Floor emergency lighting upgrading / replacement	2,500										£2,500.00
23	15	Stairwell Lighting upgrading N, W, E, S.	7,500	12,500	7,500	7,500							£35,000.00
24	16	1st – 9th Floor Lighting upgrading / Replacement		40,000									£40,000.00
25	17	10th – 18th Floor Lighting upgrading / replacement	10,000										£10,000.00
26	18	Forecourt canopy lighting	10,000										£10,000.00
27	19	B1-B3 ventilation systems alterations	10,000										£10,000.00
28	20	B1-B3 Lighting upgrade / replacement		30,000	30,000	30,000							£90,000.00
29													

Ten Year Major Works Programme (2016-2025)

M and E Summary of Costings

1	A	B	C	D	E	F	G	H	I	J	K	L	M
2	Item Number	Item Description	Yearly Costings (all at current £ Values) ¹										Totals
3			1	2	3	4	5	6	7	8	9	10	
30	(C)	<u>OTHER MECHANICAL AND ELECTRICAL UPGRADES</u>	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
31													
32	21	Utility / Services provider review	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	£30,000.00
33	22	Lift upgrading / replacement		540,000	242,000			242,000					£1,024,000.00
34	23	Intercom upgrade		85,000	30,000								£135,000.00
35	24	Security and access control		85,000	50,000								£135,000.00
36	25	CCTV upgrade and extension	20,000	180,000									£200,000.00
37	26	Telecommunications and IT			10,000				10,000				£20,000.00
38	27	Disaster recovery plan for subterranean services in B1-4	55,000										£55,000.00
39	28	Compactor installation	25,000										£25,000.00
40													
41		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
42		Totals inc VAT	£247,800.00	£1,203,000.00	£507,000.00	£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
43			1	2	3	4	5	6	7	8	9	10	
44		Section 20 Notices Served	4										4
45		Section 20 Notices Completed		4									4
46		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.											
47	Ten Year Major Works Programme - Main Works Summary of Costings												
48		Totals	£407,000.00	£805,000.00	£1,805,000.00	£700,000.00	£275,000.00	£263,000.00	£330,000.00	£95,000.00	£25,000.00	£25,000.00	£4,730,000.00
49		Totals inc VAT	£488,400.00	£966,000.00	£2,166,000.00	£840,000.00	£330,000.00	£315,600.00	£396,000.00	£114,000.00	£30,000.00	£30,000.00	£5,676,000.00
50	Ten Year Major Works Programme - Combined M and E and Main Works Summary of Costings Table 1												
51		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
52		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

Notes:

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 Budgeted items contained in WA&A 10 Year M&E Plan prepared in 2009.
3. All estimates Exclude Professional and Administrative Fees
4. VAT at current 2015 Rate of 20%

Ten Year Major Works Programme (2016-2025)

M and E Summary of Costings - WAA Costings Adjusted to 31 December 2015

TABLE 2

With WA&A Figures adjusted to 31st December 2015 figures. (WA&A) and Current Estimates (CE)

1	A Item Number	B Item Description		C Yearly Costings (all at current £ Values) ¹										M Totals	
				C	D	E	F	G	H	I	J	K	L		
				1 2016	2 2017	3 2018	4 2019	5 2020	6 2021	7 2022	8 2023	9 2024	10 2025		
4	(A)	REPLACEMENT PARTS AND LABOUR NOT COVERED UNDER GENERAL CONTRACT²													
6	1	Sprinkler and Fire Safety System overhaul in accordance with FOC rules	WA&A	11,470			11,470				11,470			11,470	£ 45,880
7	2	20% Periodic inspection of electrical services	CE	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	£ 50,000
8	3	Ductwork Sampling	WA&A	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	£ 22,940
9	4	Ductwork Cleaning & Chlorination (if required)	WA&A	17,205			17,205				17,205			17,205	£ 68,820
10	5	Replace 10% of Luminaires and Accessories	WA&A	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	5,735	£ 57,350
11	6	Allowance for Ventilation System Failures	WA&A	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	£ 22,940
12	7	Allowance for replacement Water Heaters	WA&A	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	£ 11,470
13	8	Allowance for repairs and replacement Booster Pump Parts in B4	WA&A	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	£ 22,940
14	9	Allowance for repairs and replacement Fire Safety System Component Parts	WA&A	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	£ 45,880
15	10	Allowance for repairs and replacement Fire Safety System Pump Parts	WA&A	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,588	£ 45,880
16	11	Allowance for Sub Switchboard and Control Panel Repairs	WA&A	5,735	2,294	5,735	5,735	2,294	5,735	5,735	2,294	5,735	5,735	5,735	£ 47,027
17	12	Allowance for overhaul and repair of Hose Reels	WA&A	6,882			6,882				6,882			6,882	£ 27,528
18															
19	(B)	ENERGY SAVING													
20															
21	13	1st - 9th Emergency lighting upgrading / replacement / repair	CE	2,500											£ 2,500
22	14	10th - 18th Floor emergency lighting upgrading / replacement	CE	2,500											£ 2,500
23	15	Stairwell Lighting upgrading N, W, E, S.	CE	7,500	12,500	7,500	7,500								£ 35,000
24	16	1st - 9th Floor Lighting upgrading / Replacement	CE		40,000										£ 40,000
25	17	10th - 18th Floor Lighting upgrading / replacement	CE	10,000											£ 10,000
26	18	Forecourt canopy lighting	CE	10,000											£ 10,000
27	19	B1-B3 ventilation systems alterations	CE	10,000											£ 10,000
28	20	B1-B3 Lighting upgrade / replacement	CE		30,000	30,000	30,000								£ 90,000
29															
30	(C)	OTHER MECHANICAL AND ELECTRICAL UPGRADES													
31															
32	21	Utility / Services provider review	CE	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	£ 30,000
33	22	Lift upgrading / replacement	CE		540,000	242,000			242,000						£ 1,024,000
34	23	Intercom upgrade	CE		85,000	50,000									£ 135,000
35	24	Security and access control	CE		85,000	50,000									£ 135,000
36	25	CCTV upgrade and extension	CE	20,000	180,000										£ 200,000
37	26	Telecommunications and IT	CE			10,000					10,000				£ 20,000

