### POINT WEST

### 116 CROMWELL ROAD LONDON SW7 4XR

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

### Instructed By:

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### Prepared By:

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#### Dated:

2016.01.15

Job No: 014.1703

### Attachment 9.0.7

# Ten Year Major Works Programme (2016-2025) M and E Summary of Costings

Table 1

		I anic T											
ļ	Α	В	C	D	E	F	G	Н	1	J	K	L .	M
1	item Number	Item Description			•	Year	ly Costings (all a	t 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 CONTRACT <sup>2</sup>											
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	2,000	2,000	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	2,000	3,000	6,000	=,,,,,,		6,000		ĺ	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	.,256	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		B1-B3 ventilation systems alterations	10,000										£10,000.00
28		B1-B3 Lighting upgrade / replacement		30,000	30,000	30,000							£90,000.00
29													
		l											

# Ten Year Major Works Programme (2016-2025) M and E Summary of Costings

	А	В	С	D	E	F	G	н	I	1	v T		м
1	Item			1	<u>-</u> 1							<u> </u>	IVI
1	Number	Item Description				Year	ly Costings (all a	t current £ Values)	)'				Totals
2			1	2	3	4	5	6	7	8	9	10	
3			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
30	(C)	OTHER MECHANICAL AND ELECTRICAL UPGRADES											
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	50,000								£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
42			1	2	3	4	5	6	7	8	9	10	
43			2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	
44		Section 20 Notices Served	4										4
45		Section 20 Notices Completed		4									4
46	Note - Th	ne shaded areas in the above Summary of Costings for ans agreed between the Landlord and the Leaseholde	the main works ars. The Section 2	are the items that O Consultation Pro	will require a Secti cess will be instiga	ion 20 Consultati ated the year pric	on Notice Proced or to when the w	dure to be instigate orks are scheduled	ed. The funds req I to be carried out	uired will either l t in the above Sui	be paid for out of mmary.	the Service Char	ge Account or by
47		<u> </u>	en Year N	/lajor Wor	ks Progra			ks Summai					
48		Totals	£407,000.00	£805,000.00	£1,805,000.00	£700,000.00	£275,000.00		£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 V	Vorks Pro	gramme -	Combine								
51		Combined Totals	£613,500.00	£1,807,500.00	£2,227,500.00				£404,000.00		£58,000.00	£89,000.00	£6,969,000.00
$\overline{}$								0000 000	5404 000 00		ren enn on	£106 900 001	E6 3E3 80U UI

#### Notes:

£736,200.00

£2,169,000.00 £2,673,000.00

- 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%

Combined Totals inc VAT

52

£8,362,800.00

£69,600.00

£106,800.00

£961,800.00

£366,000.00

£645,600.00

£484,800.00

£150,000.00

<sup>1.</sup> 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.

## Ten Year Major Works Programme (2016-2025) M and E Summary of Costings - WAA Costings Adjusted to 31 December 2015

TABLE 2 With WARA Figures adjusted to 21st December 2015 flowers (WARA) and Guerra Satisfactor (GS)

No.   B.   C.   C.   C.   C.   C.   C.   C			TABLE 2		With WA&A Figs	ures adjusted to 31	st December 201	5 figures, (WA&	Al and Current	Estimates (CE)					
Number   N			В								ı	j	K .	i l	. м
SELECTION   COVERED LUNDES GENERAL CONTRACT   2016   2017   2018   2019   2020   3021   2022   2023   2024   2025   202	1		Item Description					Yearl	y Costings (all a	it current £ Value	s) <sup>1</sup>				Totals
A					1	2	3	4	5	6	7	8	9	10	
Second Continues of the Continues of t	. 3				2016	2017	2018	2019	2020	2021	2022	2023	2024		
1	4	(A)													
6   1   Springer and Fire Selecy System constraints   NAPA   11,470   11,	-	V-7	COVERED UNDER GENERAL CONTRACT <sup>2</sup>												
1   1     1			Sprinkler and Fire Safety System overhaul in	<del> </del>											
2 2 03/6 Persondic Impaction of electrical services   CE   5,000   5,0	6	1		WA&A	11,470			11,470			11,470	İ		11.470	£ 45,880
8 8 3 Ductwork Spanning & Chromaton (Frequency MAAA 2,234 2,294 2,	7	2	20% Periodic inspection of electrical services	CE	5,000	5,000	5,000		5,000	5,000		5,000	5,000		
10   5   Seplace 10/Not furnimites and Accessories   WABA   5,755	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	£ 22,940
11   5   Allowance for Profilement Mater Healty   MARA   2,294   2,2	9	4	Ductwork Cleaning & Chlorination (if required)	WA&A	17,205			17,205			17,205			17,205	£ 68,820
12   7   Allowane for prepiatement Water Hesters   WABA   1,147   1,		- 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	£ 57,350
13   8   Allowance for repairs and replacement Fire Sirety   WA&A   4,588		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	£ 22,940
13   8	12	7		WA&A	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	1,147	£ 11,470
Pump Parts in 84   9   System Component Parts   9   System Component Par	13	. 8	, ,												
System Component Parts   WA&A   4,588   4,58		_		WA&A	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	2,294	£ 22,940
15   10   Allowance for replats and replacement Fire Safety System Pump Parts   WARA   4,588	14	q	· · · · · · · · · · · · · · · · · · ·					4.500	4 500	4 500	4.500	4.500	4 500	4 500	
15   10				WA&A	4,588	4,588	4,588	4,588	4,588	4,588	4,588	4,388	4,588	4,588	£ 45,880
10	15	10		WARA	4 588	4 588	4 588	4 588	4 588	4 588	4 588	4 588	4.588	4 588	£ 45.880
11   Repairs	-			I III	7,300		4,500	4,555	4,505	4,500	-,,500	7,300	.,,550	,,500	- 15,000
17   12   Allowance for overhaul and repair of Hose Reels   WA&A   6,882   6	16	11	•	WA&A	5,735	2,294	5,735	5,735	2,294	5,735	5,735	2,294	5,735	5,735	£ 47,027
Allowance for overhall and repair of Holes Reels   WAAX   5,882   5,	1	40		İ											
19   (B)   ENERGY SAVING	17	12	Allowance for overhaul and repair of Hose Reels	WA&A	6,882			6,882			6,882			6,882	£ 27,528
20	18														
21   13   1st - 9th Emergency lighting upgrading / replacement / repair   CE   2,500   E   2,500   E   2,500   E   2,500   CE   2,500		(B)	ENERGY SAVING												
1	20			ļ											
Teplacement / repair	21													- [	
14				CE	2,500								<u> </u>		± 2,500
Teplacement	22	14		ļ											2 500
24   16   1st - 9th Floor Lighting upgrading / Replacement   CE   40,000	<u> </u>			1											
1st - 9th Floor Lighting upgrading / Replacement	23	15	Stairwell Lighting upgrading N, W, E, S.	CE	7,500	12,500	7,500	7,500	· · · · · · · · · · · · · · · · · · ·						1 33,000
1st - 9th Floor Lighting upgrading / Replacement   CE	24	16		-		40.000									£ 40,000
25   17   replacement				CE		40,000									2 40,000
Feplacement   CE	25	17		-	10,000										£ 10.000
27   19   81-83 ventilation systems alterations   CE   10,000   30,000   30,000   30,000   £   90,000															
28															£ 10,000
29					10,000	30,000	30,000	30,000							£ 90,000
30   CC   OTHER MECHANICAL AND ELECTRICAL UPGRADES		20	B1-B3 Lighting upgrade / replacement	105	<del> </del>	30,000	30,000	30,000							
31	1 29			1	<del>                                     </del>										
31	30	(C)	OTHER MECHANICAL AND ELECTRICAL UPGRADES	:		ļ	1								
32   21   Utility / Services provider review   CE   3,000	31														
33   22   Lift upgrading / replacement   CE   540,608   242,600   242,000   £ 1,024,000		21	Utility / Services provider review	CE	3,000	3,000	3,000	3,000	3,000		3,000	3,000	3,000		
34   23   Intercom upgrade   CE				CE		540,000	242,000			242,000					
35   24   Security and access control   CE   85,000   50,000   E   135,000     36   25   CCTV upgrade and extension   CE   20,000   180,000     6   20,000     37   38   39   30   30   30   30   30   30     38   39   30   30   30   30   30     39   30   30   30   30     30   30   30						- 85,000	56,000								
36 25 CCTV upgrade and extension CE 20,000 180,000 5 20,000		24		CE		85,000	50,000								
37 26 Telecommunications and IT CE 10,000 10,000 £ 20,000	36	25	CCTV upgrade and extension	CE	20,000	180,000									
	37	26	Telecommunications and IT	CE			10,000			l	10,000				± 20,000

2016-06-21

### Ten Year Major Works Programme (2016-2025)

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

38	27	Disaster recovery plan for subterranean services in												T	
		B1-4	CE	55,000						ļ		1		<u>۔</u>	55,000
39	28	Compactor installation	CE	25,000								<del> </del>	<u> </u>	+	25,000
40										<b></b>			·	+=	25,000
41		Totals	<u> </u>	£ 214,732.00	£ 1,005,734.00	£ 426,175,00	£ 109,732,00	£ 33,234,00	£ 278,675.00	£ 82,232,00	£ 33,234,00	£ 36,675.00	£ 72,232,00	<del> </del>	2,292,655
42		Totals inc VAT			£ 1,206,880.80				£ 334,410.00			· · · · · · · · · · · · · · · · · · ·	<del></del>	_	2,751,186
42				1	2	3	4	5	6	7	8	9	10	+-	2,731,100
43				2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	<del></del>	
44		Section 20 Notices Served		4									2023		
45		Section 20 Notices Completed			4									<b>†</b>	
46	<u>Note -</u> Th means ag	e shaded areas in the above Summary of Costings for reed between the Landlord and the Leaseholders. T	r the mair he Section	works are the it 20 Consultation	tems that will requ Process will be ins	ire a Section 20 C	consultation Noti	ce Procedure to works are sche	be instigated. The	e funds required ved out in the above	will either be pai e Summary.	d for out of the S	Service Charge A	ccount	or by othe
47			Ten	Year Ma	jor Works	Program	me - Maiı	1 Works	Summary	of Costin	gs				
48		Totals	T	£407 000 00	£80£ 000 00	£1 905 000 00	6700 000 00	£275 000 00	5252 000 00	£330,000,00	COE 000 00	535,000,00	525,000,00	J 6/	4 720 000 0

48	lotals	£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													
51	Combined Totals	£621,732.00	£1,810,734.00	£2,231,175.00	£809,732.00	£308,234.00	£541,675.00	£412,232.00	£128,234.00	£61,675.00	£97,232.00	£7,022,655.00		
52	Combined Totals inc VAT	£746,078,40	£2,172,880.80	£2,677,410.00	£971,678,40	£369.880.80	£650.010.00	£494.578.40	£153.880.80	£74.010.00	£116,678,40	£8,427,186,00		

#### 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%