

Appendix 3
Preliminary Indicative Cost Estimate

Lister and Treves

10th June 2016

Prepared for :

Tower Hamlets Homes

1 NOTES AND CLARIFICATIONS

1.1 Our estimate is based on the following:

The following assumptions are of particular relevance to this project:

Option 1 works are based on condition survey dated June 16 (based on long term investment

Option 2 works are based on health and safety emergency works (if no long term investment is planned)

Project to be procured on traditional basis.

Professional fees 15%

Planning / Building Regulation fees included on the above.

Decanting is not required based on the works required

VAT at 20% for refurbishment and improvements works

Contingencies of 10%

Inflation at 4% for Option 1 with start on site January 2018.

1.2 Our estimate excludes the following:

Highways and road alteration

Funding costs / Finance charges

Legal and consultation

Party Wall matters & Rights of light issues.

Client direct cost

2.1 Lister - Option 1 Full Refurbishment

Ref	Item	Qty	Unit	Rate	Sub total	Total £	Comment
A	Site Clearance						
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	15,000.00	15,000		remove old furniture, rubbish etc.
2	Asbestos removal and make the building safe.	34	nr	1,000.00	34,000	49,000	provisional
B	Roof works						
1	Main roof replacement with new covering.	416	m2	175.00	72,800		asphalt roof including insulation
2	Allow for any structural repairs based on further investigation.	1	PS	10,000.00	10,000		
3	Allow for lightening protection and hand rails	1	it	15,000.00	15,000	97,800	
C	Windows						
1	Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills.	530	m2	400.00	212,000	212,000	UPVC double glazed
D	Cladding						
1	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	2300	m2	300.00	690,000	690,000	remove light weight items, new insulation, new cladding
E	Structure						
1	Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area	460	m2	50.00	23,000		based on health and safety items
2	Carry out concrete repairs to external wall.	1	PS	40,000.00	40,000	63,000	minor repairs
F	Floors						
1	New floor covering to internal flat areas.	2460	m2	35.00	86,100		
2	New floor coverings to kitchen, bath and shower areas.	450	m2	38.00	17,100		
3	New floor covering to communal areas.	835	m2	38.00	31,730		
4	New floor covering to stair case areas.	200	m2	35.00	7,000	141,930	
G	Walls						
1	New wall painting and repairs generally to internal flats.	8960	m2	18.00	161,280		
2	New wall tiling finishes to kitchen and bathroom areas.	1220	m2	35.00	42,700		
3	New class O painting to communal areas and stair case areas.	200	m2	25.00	5,000	208,980	
H	Ceiling finishes						
1	New ceiling finishes to flats and bathroom and kitchen areas.	2910	m2	18.00	52,380		
2	New ceiling finishes to communal and stair case areas using class O painting.	1035	m2	25.00	25,875	78,255	
I	Kitchen						
1	New kitchen wall units and floor units including fixtures and fittings.	34	nr	5,000.00	170,000	170,000	
J	Bathroom						
1	New bathroom installation including fixtures and fittings.	34	nr	2,500.00	85,000	85,000	
K	Internal doors						
1	Flat internal doors.	204	nr	460.00	93,840		
2	Flat entrance doors.	34	nr	1,000.00	34,000		
3	Fire escape.	10	nr	1,450.00	14,500	142,340	
L	External doors						
1	External doors including controlled entry.	1	nr	3,500.00	3,500	3,500	
M	Lift Installation						
1	New lift installation including modification to plant room.	2	nr	86,000.00	172,000		
	Lift motor room; alteration	1	PS	15,000.00	15,000	187,000	
N	Mechanical and ventilation installation						
1	Provide new heating installation including communal boiler to meet the current standard.	34	nr	2,500.00	85,000		
2	Provision of new gas pipes and gas installation.	34	nr	100.00	3,400		
	Communal heating	834	m2	50.00	41,700		
	Air handling units, refurb	1	it	10,000.00	10,000		
	Cold water tank works	1	it	15,000.00	15,000		
	Communal boiler including infrastructure and plant room	1	PS	50,000.00	50,000	205,100	new boiler
O	Electrical Installation						
1	New lighting installation to internal flats	18	nr	1,100.00	19,800		50% flats required new lighting
2	New smoke detector, heat detector and other associated fire safety works.	34	nr	500.00	17,000		
	Fire detector in communal areas	1	it	25,000.00	25,000		
3	Communal lighting	1	it	15,000.00	15,000	76,800	
P	External works						
1	Provide external hard landscaping path, access gates and soft landscaping.	1	PS	25,000.00	25,000		
2	Provide boundary walls and other minor structures.	1	PS	20,000.00	20,000		
3	Pavement alterations, utility and LA requirements	1	PS	50,000.00	50,000	95,000	
	Sub total				2,505,705	2,505,705	
	Preliminaries / OH and profit : 20%					501,141	
	Scaffolding					75,000	
	Contingencies: 10%					250,571	
	Sub total including contingencies and preliminaries					3,332,417	
	Professional fees @ 15%					499,862	
	Sub total including fees					3,832,279	
	Inflation 4% based on start on site by January 18					153,291	
	Sub total including inflation					3,985,570	
	VAT: 20%					797,114	
	Total including VAT					4,782,684	
	Total Estimated Cost incl. VAT					4,782,684	

2.2 Treves - Option 1 Full Refurbishment

Ref	Item	Qty	Unit	Rate	Sub total	Total £	Comment
A	Site Clearance						
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	5,000.00	5,000		
2	Asbestos removal and make the building safe.	18	nr	1,000.00	18,000		provisional
						23,000	
B	Roof works						
1	Main roof replacement with new covering.	495	m2	175.00	86,625		asphalt roof
2	Allow for any structural repairs based on further investigation.	1	PS	10,000.00	10,000		
3	Allow for lightening protection.	1	it	5,000.00	5,000		
						101,625	
C	Windows						
1	Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills.	360	m2	400.00	144,000		
						144,000	
D	Cladding						
1	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	1530	m2	300.00	459,000		current condition is reasonable but due to Lister works we have allowed for windows
						459,000	
E	Structure						
1	Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area	306	m2	20.00	6,120		minor items; provisional
2	Carry out repairs to external wall.	1	PS	15,000.00	15,000		
						21,120	
F	Floors						
1	New floor covering to internal flat areas.	1500	m2	35.00	52,500		current condition is very reasonable but allowances for long term investment
2	New floor coverings to kitchen, bath and shower areas.	300	m2	38.00	11,400		
3	New floor covering to communal areas.	200	m2	38.00	7,600		
4	New floor covering to stair case areas.	100	m2	35.00	3,500		
						75,000	
G	Walls						
1	New wall painting and repairs generally to internal flats.	4700	m2	18.00	84,600		assume all units are to be done
2	New wall tiling finishes to kitchen and bathroom areas.	620	m2	35.00	21,700		
3	New class O painting to communal areas and stair case areas.	100	m2	25.00	2,500		
						108,800	
H	Ceiling finishes						
1	New ceiling finishes to flats and bathroom and kitchen areas.	1500	m2	18.00	27,000		
2	New ceiling finishes to communal and stair case areas using class O painting.	300	m2	25.00	7,500		
						34,500	
I	Kitchen						
1	New kitchen wall units and floor units including fixtures and fittings.	18	nr	5,000.00	90,000		assume 100% Kitchen
						90,000	
J	Bathroom						
1	New bathroom installation including fixtures and fittings.	18	nr	2,500.00	45,000		
						45,000	
K	Internal doors						
1	Flat internal doors.	110	nr	460.00	50,600		
2	Flat entrance doors.	18	nr	820.00	14,760		
3	Fire escape.	4	nr	1,500.00	6,000		
						71,360	
L	External doors						
1	External doors including controlled entry.	1	it	3,500.00	3,500		
						3,500	
M	Lift Installation						
1	New lift installation including modification to plant room.	0	nr	86,000.00	-		No lift
	Lift motor room; alteration	0	PS	15,000.00	-		
						-	
N	Mechanical and ventilation installation						
1	Provide new heating installation including communal boiler to meet the current standard.	18	nr	2,800.00	50,400		
2	Provision of new gas pipes and gas installation.	18	nr	100.00	1,800		
	Communal heating	1	it	5,000.00	5,000		
	ventilation	1	PS	25,000.00	25,000		
						82,200	
O	Electrical Installation						
1	New lighting installation to internal flats	18	nr	1,500.00	27,000		
2	New smoke detector, heat detector and other associated fire safety works.	18	nr	800.00	14,400		
3	Communal lighting	1	it	5,000.00	5,000		
						46,400	
P	External works						
1	Provide external hard landscaping path, access gates and soft landscaping.	1	PS	10,000.00	10,000		provisional
2	Provide boundary walls and other minor structures.	1	PS	15,000.00	15,000		
3	Pavement alterations, utility connection and LA	1	PS	50,000.00	50,000		
						75,000	
	Sub total				1,380,505	1,380,505	
	Preliminaries / OH and profit : 20% scaffolding					276,101	
	Contingencies: 10%					20,000	
	Sub total including contingencies and preliminaries					138,051	
						1,814,657	
	Professional fees @ 15%					272,198	
	Sub total including fees					2,086,855	
	Inflation 4% based on start on site by Januar 18					83,474	
	Sub total including inflation					2,170,329	
	VAT: 20%					434,066	
						2,604,395	
	Total Estimated Cost incl. VAT					2,604,395	

2.3 Lister Option 2: Emergency work to improve health and safety

Ref	Item	Qty	Unit	Rate	Sub total	Total £	Comment
A	Site Clearance						
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	15,000.00	15,000		health and safety
2	Asbestos removal and make the building safe.	34	nr	500.00	17,000	32,000	
B	Roof works						
1	Main roof replacement with new covering.	1	it	15,000.00	15,000		repair leaks
2	Allow for any structural repairs based on further investigation.	1	PS	5,000.00	5,000		
3	Allow for lightning protection remedial works	1	PS	3,000.00	3,000	23,000	
C	Windows						
1	Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul	265	m2	225.00	59,625	59,625	overhaul and replace as required only
D	Cladding						
1	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	0	m2	125.00	-	-	
E	Structure						
1	Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area	460	m2	50.00	23,000		
2	Carry out concrete repairs to external wall.	1	PS	10,000.00	10,000	33,000	no work to be done but allow provisional based on health and safety items
F	Floors						
1	New floor covering to internal flat areas.	0	m2	48.50	-		no works required
2	New floor coverings to kitchen, bath and shower areas.	0	m2	42.00	-		no works required
3	New floor covering to communal areas.	1	it	5,000.00	5,000		based on health and safety for damages areas
4	New floor covering to stair case areas.	1	it	15,000.00	15,000	20,000	based on health and safety for damages areas
G	Walls						
1	New wall painting and repairs generally to internal flats.	0	m2	19.70	-		Assume 20% renewal required
2	New wall tiling finishes to kitchen and bathroom areas.	0	m2	36.00	-		Assume 20% renewal required
3	New class O painting to communal areas and stair case areas.	1	it	15,000.00	15,000	15,000	based on health and safety Class O paint
H	Ceiling finishes						
1	New ceiling finishes to flats and bathroom and kitchen areas.	0	m2	18.00	-		Assume 20% renewal required
2	New ceiling finishes to communal and stair case areas using class O painting.	1	it	15,000.00	15,000	15,000	based on health and safety
I	Kitchen						
1	New kitchen wall units and floor units including fixtures and fittings.	34	nr	500.00	17,000	17,000	allowances for limited works based on health and safety
J	Bathroom						
1	New bathroom installation including fixtures and fittings.	34	nr	500.00	17,000	17,000	allowances for limited works based on health and safety
K	Internal doors						
1	Flat internal doors - ease and adjust only	204	nr	35.00	7,140		ease and adjust
2	Flat entrance doors.	34	nr	820.00	27,880		
3	Fire escape.	5	nr	1,450.00	7,250	42,270	based on FRA works
L	External doors						
1	External doors	1	nr	1,000.00	1,000	1,000	minor repairs
M	Lift Installation						
1	New lift installation including modification to plant room.	0	nr	86,000.00	-		
	Lift motor room; alteration	0	PS	15,000.00	-		
N	Mechanical and ventilation installation						
1	Provide new heating installation including communal boiler to meet the current standard.	34	nr	1,401.83	47,662		Assume 50% renewal and 50% remedial works
2	Provision of new gas pipes and gas installation.	34	nr	50.00	1,700		Assume 50% renewal and 50% remedial works
	Communal heating	0	m2	50.00	-		
	Communal boiler including infrastructure and plant room	0	PS	25,000.00	-	49,362	
O	Electrical Installation						
1	New lighting installation to internal flats	0	nr	561.19	-		
2	New smoke detector, heat detector and other associated fire safety works.	34	nr	400.00	13,600		
	fire alarm related works; fire barriers	1	it	50,000.00	50,000		
3	Communal lighting	0	nr	1,800.00	-	63,600	
P	External works						
1	Provide external hard landscaping path, access gates and soft landscaping.	0	PS	25,000.00	-		
2	Provide boundary walls and other minor structures.	0	PS	20,000.00	-		
3	Pavement alterations, utility and LA requirements	0	PS	50,000.00	-		
	Sub total				387,857	387,857	
	Preliminaries / OH and profit : 20%					77,571	
	Contingencies: 10%					38,786	
	Sub total including contingencies and preliminaries					504,215	
	Professional fees @ 15%					75,632	
	Sub total including fees					579,847	
	Inflation: NA: immediate works					579,847	
	VAT: 20%					115,969	
						695,816	
	Total works including VAT					695,816	

2.4 Treves Option 2: Emergency work to improve health and safety

Ref	Item	Qty	Unit	Rate	Sub total	Total £	Comment
A	Site Clearance						
1	Clear rubbish, redundant items and obstructions identified on the report and tidy the entire area.	1	it	2,500.00	2,500		provisional
2	Asbestos removal and make the building safe.	18	nr	500.00	9,000	11,500	provisional
B	Roof works						
1	Main roof replacement with new covering.	1	it	5,000.00	5,000		repair leaks only
2	Allow for any structural repairs based on further investigation.	1	PS	1,500.00	1,500		
3	Allow for lightening protection remedial works	1	PS	3,000.00	3,000	9,500	provisional
C	Windows						
1	Replacement windows with double glazed UPVC/timber windows based on planning approval. Include for new cills. Allowance for 50% renewal and 50% overhaul	50	m2	225.00	11,250	11,250	minor overall based on health and safety
D	Cladding						
1	Install appropriate external wall cladding/lining or external wall insulation to improve thermal performance.	0	m2	125.00	-	-	
E	Structure						
1	Carry out necessary modifications and alterations in accordance with the latest fire safety regulation related escape routes. Sav 20% of cladding area	0	m2	50.00	-	-	good condition
2	Carry out concrete repairs to external wall.	0	PS	10,000.00	-	-	
F	Floors						
1	New floor covering to internal flat areas.	0	m2	48.50	-	-	Assume 20% renewal required
2	New floor coverings to kitchen, bath and shower areas.	0	m2	42.00	-	-	Assume 20% renewal required
3	New floor covering to communal areas.	0	m2	48.50	-	-	Assume 20% renewal required
4	New floor covering to stair case areas.	0	m2	41.00	-	-	Assume 20% renewal required
G	Walls						
1	New wall painting and repairs generally to internal flats.	0	m2	19.70	-	-	Assume 20% renewal required
2	New wall tiling finishes to kitchen and bathroom areas.	0	m2	36.00	-	-	Assume 20% renewal required
3	New class O painting to communal areas and stair case areas.	0	m2	25.00	-	-	
H	Ceiling finishes						
1	New ceiling finishes to flats and bathroom and kitchen areas.	0	m2	18.20	-	-	Assume 20% renewal required
2	New ceiling finishes to communal and stair case areas using class O painting.	0	m2	25.00	-	-	
I	Kitchen						
1	New kitchen wall units and floor units including fixtures and fittings.	18	nr	500.00	9,000	9,000	general overhaul and health and safety works
J	Bathroom						
1	New bathroom installation including fixtures and fittings.	18	nr	250.00	4,500	4,500	general overhaul and health and safety works
K	Internal doors						
1	Flat internal doors - ease and adjust only	0	nr	35.00	-	-	
2	Flat entrance doors.	18	nr	820.00	14,760		based on FRA works
3	Fire escape.	4	nr	1,450.00	5,800	20,560	
L	External doors						
1	External doors	1	it	1,000.00	1,000	1,000	provisional
M	Lift Installation						
1	New lift installation including modification to plant room.	0	nr	86,000.00	-	-	
	Lift motor room; alteration	0	PS	15,000.00	-	-	
N	Mechanical and ventilation installation						
1	Provide new heating installation including communal boiler to meet the current standard.	0	nr	1,401.83	-	-	good condition and there are no major health and safety works
2	Provision of new gas pipes and gas installation.	18	nr	50.00	900		provisional
	Communal heating boiler works	0	m2	50.00	-		
		1	PS	10,000.00	10,000	10,900	provisional
O	Electrical Installation						
1	New lighting installation to internal flats	0	nr	561.19	-	-	
2	New smoke detector, heat detector and other associated fire safety works.	18	nr	400.00	7,200		FRA works
	FRA related works	1	it	10,000.00	10,000		
3	Communal lighting	1	nr	5,000.00	5,000	22,200	
P	External works						
1	Provide external hard landscaping path, access gates and soft landscaping.	0	PS	15,000.00	-	-	
2	Provide boundary walls and other minor structures.	0	PS	15,000.00	-	-	
3	Pavement alterations, utility connection and LA	0	PS	50,000.00	-	-	
	Sub total				100,410	100,410	
	Preliminaries / OH and profit : 20%					20,082	
	Contingencies: 10%					10,041	
	Sub total including contingencies and preliminaries					130,533	
	Professional fees @ 15%					19,580	
	Sub total including fees					150,113	
	Inflation N/A						
	Total excluding VAT					150,113	
	VAT: 20%					30,023	
	Total works including VAT					180,136	
	Total works including VAT					180,136	