

2020 House (Residential Management) Limited

Replacement of Non-ACM Cladding Phase 2 Works

Cost Report Nr 1 June 2022



PROJECT COST REPORT NO. 1
20 June 2022



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2020 House - Phase 2 Cladding replacement works

DESCRIPTION	CONTRACT SUM £	CURRENT ESTIMATED FINAL ACCOUNT £	PREVIOUS ESTIMATED FINAL ACCOUNT £	CHANGE IN PERIOD £
CONTRACT SUM (excl. Prov Sums)	1,371,880.01	1,371,880.01	1,504,380.01	- 132,500.00
PROVISIONAL SUMS	132,500.00	57,523.56	-	57,523.56
VARIATIONS	-	74,700.00	-	74,700.00
FORECAST FINAL COST	1,504,380.01	1,504,103.57	1,504,380.01	- 276.44

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PROVISIONAL SUMS

Nr	Description	Contract Sum Allowance	Current Estimate £	Previous Report £	Changes Since Previous £	Comment / Status
1	Phase 1 Validation Works	£25,000.00	£50,023.56	25,000.00	25,023.56	
2	Off Site Parking	£7,500.00	£7,500.00	7,500.00	-	
3	Contingency	£100,000.00	£0.00	100,000.00	- 100,000.00	
	Total to Cost Summary	132,500.00	57,523.56	132,500.00	- 74,976.44	

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VARIATIONS

EAI Nr		Description	Budget Price £	Previous Report £	Changes Since Previous £	Comment / Status
1		Additional cladding works where access previously unavailable due to Ballymore ongoing works at the time of inspections	£74,700.00	£0.00	£74,700.00	Ballymore refused access to Castles during the inspections/opening up works and so Castles were unable to verify quantities in certain locations as a result.
		Total to Cost Summary	£74,700.00	£0.00	£74,700.00	

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ADVANCE WARNINGS

		Description	Budget Price	Previous Report	Changes Since Previous	Comment / Status
			£	£	£	
1		Bespoke SFS support framework; 110mm x 110mm galvanised steel vertical tophat; 50mm x 50mm galvanised steel horizontal tophat; 75mm x 50mm x 100mm galvanised steel ventilated support bracket; 120mm wide PPC aluminium flat plate flashing; VL window reviel trim, James Hardie NT3 blanking panel / flashing	£68,372.00	£0.00	£68,372.00	
2		Increased quantity of proprietary open state cavity fire barriers; mechanical fixing at compartment walls	£89,965.00	£0.00	£89,965.00	
3		Extra Over supply and fix James Hardie panels to existing full height balconies as required by Planning [assumed existing frame to be reused]	£22,983.00	£0.00	£22,983.00	
4		Remedial works to existing balconies; remove timber boarding; alter / amend / adapt metal support bracketary; proprietary replacement fire retardent boarding;	£122,146.00	£0.00	£122,146.00	
		Total to Cost Summary	£303,466.00	£0.00	£303,466.00	