

APPENDIX D Elephant & Castle – Demolition Project Cost Summary

	Revised Indicative Order of Cost	Delta	Comments
1 Demolition incl Asbestos Removal	7,570,942	45,551	Additional cost of demolishing Crossways Church ramps, etc in a separate phase
2 Additional Asbestos Items	1,920,512	0	
3 Foundation Removal	451,342	(1)	
4 Miscellaneous Demolition	653,800	0	
5 Services / Utilities Disconnections	73,000	0	
6b Reservation Agreements	200,454	0	
9 Contractors Preliminaries (incl Bond)	776,704	0	
Sub Total	11,646,754	45,550	

7	Surveys Prior to Demolition	238,873	0
8	Surveys to Locate Utilities	52,700	0
10	Primary Consultants	152,917	(0)
11	Development Management Services	275,000	(88,327)
12	Project Management Services	275,000	(88,327)
13a	Construction Management (Prelims)	709,103	56,503
13b	Construction Management (2.4% Fee)	298,242	(5,906)
14	Insurances, Legals, BeOnsite and Other	191,756	70
Sub Total		13,840,345	(80,437)
15	Contingency - 10%	1,384,028	(8,050)

TOTAL **15,224,373** **(88,487)**

Fee now capped at £275k, being a 25% discount to the standard 2.6% rate
 Fee now capped at £275k, being a 25% discount to the standard 2.6% rate

Prelims updated to reflect longer programme
 Surveys now removed from base trade cost

ELEPHANT & CASTLE REGENERATION HEYGATE EARLY DEMOLITION - INDICATIVE PROGRAMME

ID	Task Name	Start	Finish	2012												2013												2014												2015											
				J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
1	OUTLINE PLANNING APPLICATION																																																		
2	Submit Outline Planning Application	Fri 23/03/12	Fri 23/03/12	03: Submit Outline Planning Application																																															
3	Outline Planning Permission Granted	Wed 31/10/12	Wed 31/10/12	31/10: Outline Planning Permission Granted																																															
4	Judicial Review Period	Wed 31/10/12	Tue 29/01/13	Judicial Review Period																																															
5																																																			
6	PLOT CONSTRUCTION																																																		
7	Plot R1 & R2 - Commence Construction of Plot	Tue 09/04/13	Tue 09/04/13	09/04: Plot R1 & R2 - Commence Construction of Plot																																															
8	Plot H4 - Commence Construction of Plot	Wed 01/07/15	Wed 01/07/15	Plot H4 - Commence Construction of Plot 01/07																																															
9																																																			
10	RCO by LBS																																																		
11	Heygate St Pavement Works - Design & Construction	Mon 15/08/11	Mon 16/04/12	Heygate St Pavement Works - Design & Construction																																															
12	Apply for Temp Stopping up order - H/L Walkways & 2 bridges	Tue 17/04/12	Tue 15/05/12	Apply for Temp Stopping up order - H/L Walkways & 2 bridges																																															
13	Temporary Stopping Order - 18 months	Wed 16/05/12	Thu 24/10/13	Temporary Stopping Order - 18 months																																															
14	Section 118 notice - Statutory notice period	Fri 27/09/13	Thu 24/10/13	Section 118 notice - Statutory notice period																																															
15	Permanent closure - Pedestrian Walkways & 2 Bridges	Thu 24/10/13	Thu 24/10/13	Permanent closure - Pedestrian Walkways & 2 Bridges																																															
16																																																			
17	VACANT POSSESSION DATES																																																		
18	Heygate North - VP Date by Negotiation - 4 No Tenants			2/04: Heygate North - VP Date by Negotiation - 4 No Tenants																																															
19	Community Building Retail Unit Lease expires	Fri 29/11/13	Fri 29/11/13	29/11: Community Building Retail Unit Lease expires																																															
20																																																			
21	OAKMAYNE DEVELOPMENT WORKS (Dates & possessions TBC)																																																		
22	Contractor commences basement excavation	Wed 06/06/12	Wed 06/06/12	05/06: Contractor commences basement excavation																																															
23	Erect Tower Crane	Mon 22/10/12	Mon 22/10/12	22/10: Erect Tower Crane																																															
24	Dismantle Tower Crane	Wed 10/09/14	Wed 10/09/14	10/09: Dismantle Tower Crane																																															
25	Oakmayne Plaza works complete	Tue 30/06/15	Tue 30/06/15	30/06: Oakmayne Plaza works complete																																															
26	Oakmayne Plaza works	Wed 06/06/12	Wed 01/07/15	Oakmayne Plaza works																																															
27																																																			
28	CPO																																																		
29	CPO Heygate North (Post Planning Application)	Wed 31/10/12	Tue 25/03/14	CPO Heygate North (Post Planning Application)																																															
30																																																			
31	SITE POSSESSIONS/HANDOVERS																																																		
32	LL work on Heygate North under licence To LBS	Wed 15/08/12	Wed 12/06/13	LL work on Heygate North under licence To LBS																																															
33	Site Possession Heygate North	Mon 15/07/13	Mon 15/07/13	15/07: Site Possession Heygate North																																															
34	LL work on Heygate South under licence To LBS	Thu 20/09/12	Wed 12/06/13	LL work on Heygate South under licence To LBS																																															
35	Site Possession Heygate South	Wed 12/06/13	Wed 12/06/13	12/06: Site Possession Heygate South																																															
36	LL act as Principal Contractor Heygate South & North	Thu 13/06/13	Fri 17/10/14	LL act as Principal Contractor H																																															
37	LL Handback Site to LBS - Heygate South (Part) Sectional Completion	Thu 10/04/14	Thu 10/04/14	10/04: LL Handback Site to LBS - Heygate South (Pa																																															
38	LL Handback Site to LBS - Heygate North	Fri 17/10/14	Fri 17/10/14	17/10: LL Handback Site to LBS - Hey																																															
39	LL Handback Site to LBS - Heygate South	Fri 22/08/14	Fri 22/08/14	22/08: LL Handback Site to LBS - Heygate																																															
40																																																			
41	HEYGATE NORTH FENCE PLANNING APPLICATION																																																		
42	LL/LBS Agree Fence line	Fri 16/03/12	Thu 22/03/12	LL/LBS Agree Fence line																																															
43	LBS prepare application drawings & application documentation	Fri 23/03/12	Thu 05/04/12	LBS prepare application drawings & application documentation																																															
44	LBS Submit Application	Thu 05/04/12	Thu 05/04/12	LBS Submit Application																																															
45	Planning determination incld public consultation	Mon 16/04/12	Tue 17/07/12	Planning determination incld public consultation																																															
46																																																			
47	PRE COMMENCEMENT ACTIVITIES																																																		
48	LBS Business Plan	Tue 03/01/12	Thu 15/03/12	LBS Business Plan																																															
49	LL/LBS Agree variations to RA	Fri 20/01/12	Thu 15/03/12	LL/LBS Agree variations to RA																																															
50	Authority For LL to Proceed	Thu 15/03/12	Thu 15/03/12	03: Authority For LL to Proceed																																															
51	RBU/SBU CMA agreement	Fri 16/03/12	Thu 29/03/12	RBU/SBU CMA agreement																																															
52	Appoint Consultants (H & K, Merebrook, Conisbee, LL CDM)	Fri 16/03/12	Thu 05/04/12	Appoint Consultants (H & K, Merebrook, Conisbee, LL CDM)																																															
53																																																			
54	DEMOLITION HEYGATE NORTH																																																		
55	Fencing - Heygate North (Procurement & Installation)	Fri 30/03/12	Wed 10/10/12	Fencing - Heygate North (Procurement & Installation)																																															
59	Electricity Meters - Notification & Removal	Mon 16/04/12	Wed 19/12/12	Electricity Meters - Notification & Removal																																															
65	Demolition & Refurbishment Asbestos Survey	Thu 27/09/12	Wed 12/12/12	Demolition & Refurbishment Asbestos Survey																																															
69	Intrusive Fabric Survey	Thu 27/09/12	Wed 19/12/12	Intrusive Fabric Survey																																															
75	Utilities Disconnections	Thu 20/12/12	Wed 27/03/13	Utilities Disconnections																																															
79	Asbestos Removal & Demolition - Procurement	Thu 20/12/12	Wed 08/05/13	Asbestos Removal & Demolition - Procurement																																															
87	Demolition Contractor Mobilisation	Thu 09/05/13	Wed 12/06/13	Demolition Contractor Mobilisation																																															
90	Commence Heygate South Demolition	Wed 12/06/13	Wed 12/06/13	12/06: Commence Heygate South Demolition																																															
91	Area 2 Demolition (Heygate North)	Mon 15/07/13	Thu 03/07/14	Area 2 Demolition (Heygate North)																																															
115	Area 3 Demolition (Heygate North)	Fri 11/04/14	Fri 17/10/14	Area 3 Demolition (Heygate North)																																															
141	Heygate North Demolition Complete	Fri 17/10/14	Fri 17/10/14	17/10: Heygate North Demolition Com																																															
142																																																			
143	DEMOLITION HEYGATE SOUTH																																																		
144	Electricity Meters - Notification & Removal	Mon 16/04/12	Wed 31/10/12	Electricity Meters - Notification & Removal																																															
150	Demolition & Refurbishment Asbestos Survey	Thu 06/09/12	Wed 24/10/12	Demolition & Refurbishment Asbestos Survey																																															
154	Intrusive Fabric Survey	Thu 06/09/12	Wed 14/11/12	Intrusive Fabric Survey																																															
160	Utilities Disconnections	Thu 01/11/12	Wed 08/02/13	Utilities Disconnections																																															
164	Area 1 Demolition (Heygate South)	Wed 12/06/13	Thu 10/04/14	Area 1 Demolition (Heygate South)																																															
192	Area 4 Demolition (Heygate South)	Fri 29/11/13	Fri 22/08/14	Area 4 Demolition (Heygate South)																																															
200	Heygate South Demolition Complete	Fri 22/08/14	Fri 22/08/14	22/08: Heygate South Demolition Complet																																															
201																																																			
202	CROSSWAY CHURCH (AREA 5) (START DATE TBC)	Fri 06/03/15	Tue 23/06/15	CROSSWAY																																															
212																																																			
213																																																			