

FOI Ref

9101

Response sent

11 June 2021

(CCC) Albermarle Way

A breakdown of the total costs invoiced to the City Council for the works undertaken on the 42 flats of Albermarle Way from February 2019 to April 2020 (being the completion of the works). And a summary of how this has been recharged to leaseholders.

Response

Please see attached two documents in answer to your question

1. breakdown of the cost of works from our contractor
2. a spreadsheet showing total project costs and the amount due per property.

With regard to how this has been recharged to leaseholders, we invoice leaseholders annually September. We charge based upon what invoices have been paid by the Council in the previous financial year, up to 31st March.

Refurbishment work at Albemarle Way was paid for over two financial years. Some costs were recharged to leaseholders in September 20 and the remainder balance will be recharged in September 2020.

Further queries on this matter should be directed to foi@cambridge.gov.uk

FINAL ACCOUNT



Ref	Non PL Description	QTY	Unit	Rate	FPM Inc 1%
Non Price List Total inc Fosters inc 1 % Fee					£ 240,112.03
	PRELIMINARY ITEMS				
	Site Set Up inc ongoing maintenance	1	Item	£ 2,000.00	£ 2,000.00
		10	Weeks	£ 250.00	£ 2,500.00
	Access (Scaffold)	10	Week	£ 19,740.00	£ 19,740.00
	Site Security (Fencing to working areas not physical security)	10	Week	£ 250.00	£ 2,500.00
	Site Office, Store, Toilets	10	Week	£ 350.00	£ 3,500.00
	Protection/Power/ Water/Skips	10	Week	£ 750.00	£ 7,500.00
	Transportation	10	Week	Nil	Nil
	Site Supervision (Sub-contractor)	10	Week		
	Underground Utility Survey	1	Item	£ 1,980.00	£ 1,980.00
	Building Control Surveys / inspections -Only to be expended on authorisation of CCC.	1	Item	£ 2,500.00	£ 2,500.00
	Concrete Repairs				
	Allow provisional sum for concrete repairs using a pre-bagged approved repair system such as Fosroc or similar approved.		Item		
	For pricing purposes only the contractor is to price the following repair size schedule in accordance with the CRA Standard Method of Measurement.				
	Concrete Repairs 0mm – 25mm depth Cut back general concrete surfaces and repairs as described in the specification				
	Surfaces 0.00 – 0.01 m2	1	Each	£ 6.25	
	Surfaces 0.01 – 0.05 m2	1	Each	£ 12.50	
	Surfaces 0.05 – 0.10 m2	1	Each	£ 31.25	
	Surfaces 0.10 – 0.25 m2	1	Each	£ 62.50	
	Surfaces 0.25 – 0.50 m2	1	Each	£ 125.00	
	Surfaces 0.50 plus m2	1	Each	£ 187.50	
	25mm – 50mm depth Cut back general concrete surfaces and repairs as described in the specification				
	Surfaces 0.00 – 0.01 m2	1	Each	£ 18.75	
	Surfaces 0.01 – 0.05 m2	1	Each	£ 25.00	
	Surfaces 0.05 – 0.10 m2	1	Each	£ 62.50	
	Surfaces 0.10 – 0.25 m2	1	Each	£ 125.00	
	Surfaces 0.25 – 0.50 m2	1	Each	£ 250.00	
	Surfaces 0.50 plus m2	1	Each	£ 437.50	
	50mm – 75mm depth Cut back general concrete surfaces and repairs as described in the specification				
	Surfaces 0.00 – 0.01 m2	1	Each	£ 18.75	
	Surfaces 0.01 – 0.05 m2	1	Each	£ 25.00	
	Surfaces 0.05 – 0.10 m2	1	Each	£ 62.50	
	Surfaces 0.10 – 0.25 m2	1	Each	£ 125.00	
	Surfaces 0.25 – 0.50 m2	1	Each	£ 250.00	
	Surfaces 0.50 plus m2	1	Each	£ 437.50	
	75mm – 100mm depth Cut back general concrete surfaces and repairs as described in the specification				
	Surfaces 0.00 – 0.01 m2	1	Each	£ 18.75	
	Surfaces 0.01 – 0.05 m2	1	Each	£ 31.25	
	Surfaces 0.05 – 0.10 m2	1	Each	£ 62.50	
	Surfaces 0.10 – 0.25 m2	1	Each	£ 125.00	
	Surfaces 0.25 – 0.50 m2	1	Each	£ 250.00	
	Surfaces 0.50 plus m2	1	Each	£ 437.50	
	100mm - 125mm depth Cut back general concrete surfaces and repairs as described in the specification				
	Surfaces 0.00 – 0.01 m2	1	Each	£ 18.75	
	Surfaces 0.01 – 0.05 m2	1	Each	£ 31.25	
	Surfaces 0.05 – 0.10 m2	1	Each	£ 62.50	
	Surfaces 0.10 – 0.25 m2	1	Each	£ 125.00	
	Surfaces 0.25 - 0.50 m2	1	Each	£ 250.00	
	Surfaces 0.50 plus m2	1	Each	£ 437.50	
	Balcony Protective Coating System To all areas of existing coated balcony fronts, soffits and communal concrete areas carry out the following:				
	Pressure wash all areas to remove all loose and failed coatings.	630	m2	£ 4.00	£ 2,520.00
	Carry out adhesion pull tests in the presence of the SO to establish bond.	50	No.	£ 16.00	£ 800.00
	Apply primer coat in accordance with the manufacturers data sheet (primer to be part of approved Anti-Carbonation System, Fosroc or similar approved)	630	m2	£ 2.20	£ 1,386.00
	Apply intermediate coat of Anti-Carbonation Coating System.	630	m2	£ 4.60	£ 2,898.00

	Apply top coat of approved Anti-Carbonation Coating System in colour as instructed (standard colour range)	630	m2	£ 4.60	£ 2,898.00
	Balcony Deck Screed				
	To each balcony deck, strip back and remove existing balcony deck covering and prepare surface.				
	Apply new lightweight screed to falls (to drainage outlets) in accordance with the specification.				
	Include for forming new drainage outlets by diamond drilling new outlets through the slab (200mm diameter) and connecting to the new drainage system.				
	Screed (Including Prep)	158	m2	£ 130.00	£ 20,540.00
	Forming new outlets (Including Connection)	28	No	£ 155.00	£ 4,340.00
	Balcony Deck Membrane				
	Once the screed has cured, apply new liquid non-slip membrane system in accordance with the specification.	158	m2	£ 155.00	£ 24,490.00
	Balcony Hand Rail Painting				
	Prepare all balcony hand rails, spot prime, prime and top coat using an approved high build metal coating such as Rustoleum or similar approved.	420	L/M	£ 6.00	£ 2,520.00
	Brickwork Infill Sections Including Foundations				
	Carry out formation of foundations in accordance with the design drawing contained within the contract documents.	42	L/M	£ 500.00	£ 21,000.00
	Carry out infill brickwork including reinforcement in accordance with the design drawings contained within the contract documents to 28 no balcony locations both single (ground floor) and double height.	1	ITEM		
	2 storey walls	14	No	£ 3,550.00	£ 49,700.00
	1 storey wall	7	No	£ 1,400.00	£ 9,800.00
	Extra over for removing garden wall / expansion flexible jointing into existing	6	No	£ 1,500.00	£ 9,000.00
	Replacement of Rainwater Drainage System				
	Carry out the removal of the existing rainwater drainage system, both guttering and downpipes in accordance with the specification.	1	ITEM	£ 1,400.00	£ 1,400.00
	Install new high capacity rainwater gutter and downpipe system in existing locations.				
	Link balcony drainage to the new high capacity downpipes at each balcony location, all in accordance with the contract requirements.	28	No.	£ 567.04	£ 15,877.00
	Brick Tie Installation				
	Allow for a provisional no of 100 additional brick tie installations as directed by the supervising officer.	100	No.	£ 15.00	£ 1,800.00
	Brickwork Re-Pointing				
	Allow for a provisional item for raking out and re-pointing isolated areas to match. (Areas not exceeding 1m2)	15	m2	£ 50.00	£ 750.00
	Provisional sum				
	Making good to walkways, paths, patios, fences and gardens only	1	Item	£ 10,013.03	£ 10,013.03
	COMPENSATION EVENTS/ VARIATIONS				
	CE-333.2 delays on site additional prelim costs as above	1	Item	£ 13,231.00	£ 13,231.00
	CE-333.1 Re-routing drainage	1	Item	£ 2,929.00	£ 2,929.00

1-42 Albemarle Way - Costs allocated as per component accounting records

Contractor	2018/19	2019/20	2020/21
Foster (works)	£0.00	£220,712.00	£19,400.03
Concrete & Corrosion Company (fees)	£37,918.00	£8,750.00	£450.00
TOTAL per year	£37,918.00	£229,462.00	£19,850.03

TOTAL TO PROJECT	£287,230.03
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There are 42 No. Properties in total

Cost per property (inc leaseholders) £6,838.81

Total by contractor
£240,112.03
£47,118.00

£287,230.03