

From: Neil Higgins [mailto:]
Sent: 01 September 2017 16:29
To: Chris Jones
Subject: Charlotte Street - Extension of Time and Additional Works

Dear Chris,

Apologies for the lengthy tome but please see my following interim report in respect of the above.

You will be aware from your recent site visit and my previous correspondence regarding works at the above project that the property currently undergoing refurbishment has been the subject of significant additional and major structural alterations.

These obviously have had the effect of disrupting the regular progress of the works and consequently we are now behind program -through no fault of any particular party -due to these additional works. Under the terms of the contract I am under an obligation to review and assess -and where justified - award and extension of time for the contract.

In turn, the contractor is under an obligation to mitigate any disruption and delays that might accrue to the contract.
From the original program of works we were due to complete the main roof coverings and new addition to the new top floor man side and addition by the end of July 2017.

Internally we have had to renew the floors completely due to them being structurally unsound – these in turn have meant that we have had to renew the internal partitions – along with the spine loading walls to the stairs. You will have been aware of the disruption to the original sequence of works that renewing the floors this presented.

Other factors in consideration are that:-

- a)The original location for the site welfare facilities on the first floor flat of number four Charlotte Street has had to be relocated to the existing top floor flat of number six Charlotte Street on completion of the structural works within that particular flat.
- b) Demolition of floors and spine walls has removed the stair and access throughout no4 Charlotte Street

The consequence of the structural works required meant that the emphasis was placed on installing structural steelwork at the upper floor to allow for the construction of the new addition and then in turn the new flat and mansard roof coverings to create the new flat which over-sails both number four and six Charlotte Street. In essence, you will be pleased to note that these works remained on course as per the original programme. This has therefore meant that we were able to strike

the temporary roof covering as the original contract program without incurring additional high periods which would've been in the order of £2500 per week. The removal of the temporary roof and associated scaffolding will in turn allow the removal of the rear scaffolding and the bracing that runs from front to rear and again which in turn releases further internal areas for refurbishment works.

Whilst externally the programme has generally been met the disruption internally due to the additional structural works has clearly delayed commencement of the refurbishment internally of the flats themselves.

Against the original program the internal refurbishment works are approximately 16 weeks in delay against the original programme. The emphasis therefore will be on undertaking and completing the structural works within the lower flats of number of no 4 Charlotte Street to allow their completion and therefore handover back to you as a client prior to completing the refurbishment works within number six Charlotte Street. On this basis you would at least have four flats back within your possession and ready for renting and or sale at your discretion earlier than the overall completion of the project. I trust that you will be in agreement with this proposal.

In accordance with the above contract and in consideration of clauses 2.19 and assessment of additional work as relevant events under clauses 2.20 I therefore enclose an extension of time to the contract, revising the completion date by 16 weeks to 30 March 2018 noting my earlier comment in that I believe number for Charlotte Street will be completed prior to this date and is anticipated to be completed no later than mid February 2018. I would be extremely disappointed if this is not achieved

From time to time during your visits and our conversations a number of variations have arisen which have had to be undertaken for reasons of expediency and necessity but the value of which could not be ascertained at the time. I therefore take this opportunity to confirm and appraise you of a number of variations some of which have now been costed and agreed and detailed below for your information and records.

1. Scaffolding

You will note from my earlier comments that the temporary roof was able to be struck in accordance with the original program and does not incur any additional hire costs. However extra work was required to the party walls and a number of high level repairs were required to defective brickwork, notably repointing works, which had they been left would've incurred you the cost of further standing scaffold at a later date.

There are therefore for some additional costs involved in providing additional access platforms around the party walls to undertake the structural repairs and raising of the parapet walls themselves which were essential for the works in relation to providing the additional story over numbers 4 to 6 Charlotte Street. These amount to £1450.00

It also makes therefore sense to take advantage of economies of scale and the nominal extra higher in relation to the rear elevation scaffolding to complete the additional works. The repairs will only deteriorate over time if deferred and become more expensive in their own right and costly access scaffolding erected to undertake them. The extra over hire for the rear elevation scaffolding is taken pro rata to the front elevation at £630 per week and is applicable for two weeks.

You are reminded that the front elevation scaffold was due to be removed from the end of July and is currently ongoing incurring additional hire at £630 per week. Front elevation scaffolding has to remain in place for access and during structural works etc. On this matter however I understand that an approach has been made from the advertising company to seek permission for further advertising of the front scaffolding and it is possible that you will be able to offset the costs subject to raising a formal agreement on the terms previously met.

2. Flat three number six Charlotte Street

Whilst most of the major structural works and alterations have already been costed and agreed due to the amount of works there will be compliance issues in terms of treatment of the party walls notably achieving acoustic regulations and there is an extra over variation in this respect.

You also know doubt be aware of the general condition of the plaster finishes to the flats within both number four and six Charlotte Street. The specification may be required making good to chases etc as a result of the mechanical and electrical works. Typically there are large areas of defective plaster especially to external front and rear elevation which will require renewal. This will be as directed on site and remeasured as a general variation.

To take advantage of the space permitted with the new structural works we have also reviewed reposition the front door to the bottom of the internal stairs. The renewal of the kitchen within this flat was also not originally priced at tender stage.

3. Flat two number six Charlotte Street

Due to the structural works we have currently received only costings for the ceiling and lighting installation within this flat. Exposure and stripping out works revealed inadequate and ineffective internal stud partitions which have had to be replaced. In addition due to the installation of steelwork and pad stones the rear bedroom wardrobe will be required to be renewed. There are also some minor additional plumbing and builders work in connection due within this flat as the extract and soil vents used to vent through the roof which is no longer possible due to the new addition and consequently we have had to extract to the rear elevation and install 'durgo's' etc.

4. Rear elevation bay and roof construction

Due to the insertion of structural steelwork required to support both the floor and spine stair walls the rear bay and roof construction has had to be substantially rebuilt.

5. Windows

The original schedule allowed for the renewal of 33 windows. However there are 36 in total although one of these had been provisionally allowed for as and smoke vent openable window therefore there will be in affect an extra two windows to be allocated.

In addition to allow the renewal of windows in flats one and two in number six Charlotte Street required the removal and extra over repair to panelling and shutters in both front living rooms (2no) and rear bedroom and consequently their subsequent reinstatement.

6. Render repairs

Additional render repairs have had to be undertaken to both party walls at high-level and the front elevation in general.

You will recall recall that both yourself and Howard wished for enhanced treatment of the Front elevation and finishes in general to be of a high standard.

From your previous site visits you will be aware that the rendering particularly at high-level on the front elevation was in poor condition. Moreover, a number of the feature banding to heads of windows etc were similarly in poor order. Generally there have been areas of render renewal and making good of features and additional preparation to provide a 'Toureporet' repair system prior to redecoration of the front elevation. This has been remeasured on and on going basis on a lift by lift level and him and he is now complete and summarised in total for your records.

7. Metal railings/balconies

Similarly you will no doubt again be aware that the existing metal railings and balconies on the front elevation of both properties or again in poor order if not dangerous in a number of particular instances. We are able to repair a good number of the balcony railings replacing missing spindles and top and bottom rails et cetera but some sections will have to be renewed on a like for like basis. Quotations have been sought and the most favourable now instructed and works on due to commence shortly.

The building control officer will require us to provide protective godly guarding to some of the openings which are not complete where balconies are not compliant with regulations.

8. Consequences of Raising the parapets and new additional storey

As a result of raising the parapets and party walls to accommodate the new additional story they have been a number of items that regrettably have not been allowed for within the original specification. These are namely the extension to the steel extract flue from the lower ground floor restaurant of number four Charlotte Street and the rainwater goods. In addition alterations also required to the above soil drainage as soil vent pipes are too close to new openings and therefore not compliant with regulations.

9. Rainwater goods

Not only do we have to expand and provide new hopper outlet for the rainwater goods but I also place on record that the lower section of the front rainwater pipe is fractured and requires renewal along with the fact that it also discharges into an open gully at basement level which for compliance will have to be replaced with a new back inlet gully.

10. Roof build up and coverings

The original buildup of the main roof cord for 200 mm of installation within 170 mm timber joists – this obviously could not be built. Inserting installation between the roof joists would not have met regulation and also pose issues for your requirements that down lighters should be utilised throughout. To ensure compliance the construction reverted to a warm deck construction with installation above roof joists. Again, additional venting of the mansard slopes was similarly required for compliance.

11. Electrical Installations

There are a number of regulatory items that have arisen from further inspection and testing of the existing systems which will require either upgrading or renewal. Amongst these are a requirement for building control to extend the coverage of the automatic fire detection systems within the flats. In the communal areas electrical installations and sub mains are not properly protected and a new 'Rye Field' board is required whilst internally within the flats the original down lighters specified are non-compliant.

12. Stairs to no 4 Charlotte Street Ground to Second Floor

As a result of having to renew the spine stair walls which support the existing stairs these would have to be removed and subsequently replaced.

13. Services and Risers

Currently services – e.g. electrical and gas and water – rise within service starts in the communal areas. These do not have the sufficient fire rating and will have to be upgraded.

14. Plumbing Installation

I have requested periodic testing of the pressure and flow rates likely to be incurred on the top floor flat which over sales both number four and six Charlotte Street. Whilst the boiler and heating system will operate at one bar pressure you will no doubt be aware that there are two bathrooms within this flat. The record of pressure and flow rates taken over a period of time so that at the poorest recorded data (A flow rate of 7 L per minute) then the likelihood is there will be poor or compromised flow rates if both bathrooms are in use at the same time as showers are rated at 9 L per minute.

The option will be to introduce a pumped system. This can be located within a purpose-built cupboard adjoining the main bathroom without detriment to the overall layout of this flat. I should therefore appreciate whether you consider this to be critical or it is an acceptable risk and await your instruction on this matter.

15. Client Requests

From my notes you expressed a wish list of items for consideration.

For your consideration:-

Change from specified 100mm square edge skirting and architrave to 150mm torus skirting 65mm ogee architrave as existing

Change from specified plain flush painted entrance doors to oak veneer style or similar

Change from specified plain flush painted internal doors to 4no panelled style doors

Re-instate coving

Are you satisfied that Howdens kitchen 'clerkenwell' range is suitable given Neff appliances are specified ? - I am also checking whether these are compatible

regards

Neil Higgins