

Project: SW2 Enterprise Centre Scheme			RIBA Project Work Stages											Date: 28/05/2013					
Group Type	Service	Appointment Type	Preparation		Design		Pre-construction				Construction			Item Total	UHD 154 Approved Expenditure Limit	Expenditure to Date	3rd Party Billed to Date	Status (RAG)	Comment
			A	B	C	D	E	F	G	H	I	J	K						
Site Investigation Surveys																			
	Acoustic Survey	Short Form			5000										5000				Cover Triangular (+ OMH), International House & Wanless Road sites
	Air Quality Survey	Letter of Appointment			4000										4000				All sites fall within Designated Air Quality Management Area
	Archaeological Field Investigation	Letter of Appointment			5000										5000				Estimate - excludes built heritage
	Asbestos Survey	Letter of Appointment													10000				In addition to basic Type 2 survey in ERs
	Below Ground Surveys	Short Form													0				
	Existing Building Survey - measured	Short Form													20000				Basic survey in ERs not adequate for detailed design
	Existing Building Survey - condition (electrical & services)	Short Form													0				Basic survey information in ERs
	Existing Building Survey - structural	Short Form													10000				Checks on structure of International House and Town Hall
	Existing Drainage Survey (CCTV & GPR)	Short Form													5000				Estimate
	Existing Services On Site	Letter of Appointment			5000										5000				Utilities Investigation
	Gas Technical Report (bore holes & trial pits)	Short Form			4000	8000									20000				Estimate
	Ground Contamination Investigation	Short Form			10000	5000									15000				Estimate
	Project Management of site investigations & surveys	Short Form													0				
	Radio Communications Survey	Letter of Appointment			2000										2000				Estimate - increasing height of International House & impact on existing residential adjacent to Triangular & OMH sites
	Topographical Survey	Short Form			10000										10000				Estimate
	UXO Survey	Letter of Appointment			1200										1200				Estimate
Off-Site Infrastructure Investigations				529											529	529			Utilities search costs (BH)
	Communications	Letter of Appointment													0	0			Desk top utility search in ERs
	Drainage	Letter of Appointment													0	0			Desk top utility search in ERs
	Electric	Letter of Appointment													0	0			Desk top utility search in ERs
	Gas	Letter of Appointment													0	0			Desk top utility search in ERs
	Water	Letter of Appointment													0	0			Desk top utility search in ERs
Design Consultants																			
	Acoustic Consultant	Full Form of Appointment			15000	20000	25000	10000							40000	110000	0		Offices/atrium + residential
	Architect	Full Form of Appointment		100000	360000	400000	500000	340000							300000	2000000	91500	28000	Estimate incl. PTEs + Stanton Williams (Stage 2 Bid proposal £28k + £63.5k win bonus).
	Architect - BIM Manager	Full Form of Appointment													0	0			PTEs for residential & Stanton Williams for Offices
	Architect - Lead Consultant	Full Form of Appointment													0	0			
	Civils Engineer	Full Form of Appointment													0	0			
	Fire Consultant	Short Form			10000	15000	10000				5000				40000	0			Estimate incl. offices & residential
	Interior Designer	Full Form of Appointment				75000					25000	25000			200000	0			Estimate incl. office space planning & logistics + residential interiors
	Landscape Architect	Full Form of Appointment		7000	4000	10000	10000	5000							45000	7000	4500		Estimate incl. public realm & residential courtyard + green roofs (Stage 2 fee £4500 + £2500 win bonus)
	Lead Designer	Full Form of Appointment													0	0			
	Lift Consultant	Full Form of Appointment			10000	20000	20000	10000							10000	70000	0		Estimate for Town Hall + civic offices & residential
	Lighting Consultant	Full Form of Appointment				20000									10000	30000	0		Estimate for Town Hall + civic offices & public realm
	M&E Consultant	Full Form of Appointment		27500	20000	200000	300000	200000	10000						100000	857500	27000	22000	Based on Wenlock/Chrisp St Scheme fee bids (Stage 2 Bid fee £22k + £5.5k win bonus)
	Master Planner	Full Form of Appointment													0	0			
	Structural Civil & Drainage Engineer	Full Form of Appointment			100000	200000	300000	150000	10000						150000	775000	0		Based on Wenlock/Chrisp St Scheme fee bids (Stage 2 fee in MEP)
	Transport & Highways Consultant	Full Form of Appointment			5000	12000	8000	2000							27000	0			Estimate covers triangular site
	Public Art Work Design	Short Form			5000	5000	5000								15000	0			Estimate assumes art in Town Hall, Civic Offices & public realm/garden
Advisory Consultants																			
	Access Consultant	Letter of Appointment			5000	10000	5000								20000	0			Estimate for Town Hall + civic offices + public realm & residential
	Acoustic Consultant	Short Form													0	0			
	Archaeological Consultant	Short Form			5000	10000	2500				2500				20000	0			Estimate assumes Balcon with English Heritage on Grade II Town Hall & Ivor House
	Aviation Consultant	Letter of Appointment													0	0			
	BIM Management	Short Form			1000	1000	1000	1000							5000	0			Assume included in either Structural/MEP quotes
	BREEAM Assessor	Short Form			3000	12000	8000								30000	0			
	Code Assessor	Short Form			2000	8000	2000								12000	0			
	Construction Solicitors	Letter of Appointment													0	0			
	Document Control System	Letter of Appointment													0	0			
	Ecologist	Letter of Appointment			1500	3500	3000								8000	0			
	Economist	Letter of Appointment													0	0			
	Environmentalist	Letter of Appointment													0	0			
	Facade Consultant	Short Form			3000	7000	5000								15000	0			Based on Chrisp St Scheme fee bids
	Fire Consultant	Short Form													0	0			
	Graphical Representations	Letter of Appointment		3500	5000	5500									14000	3500			Planning & Public Consultation/Exhibitions + bid documentations materials (Stage 2 bid fee £3.5k)
	Logistics	Letter of Appointment				1500									1500	0			
	Micro Climate Consultant	Letter of Appointment													0	0			
	Model Maker	Letter of Appointment			5000	10000									15000	0			Relates to Planning & Public Consultation/Exhibitions
	Party Wall Surveyor	Letter of Appointment				10000	12000	8000							30000	0			Verify who pays for this advice
	Photographer	Letter of Appointment													0	0			
	Planning Consultant	Short Form			10000	40000									50000	0			Verify who pays for this advice
	Public Consultation Consultant	Letter of Appointment			10000	15000	10000								35000	0			Verify if required, if part of Planning Consultant role and who pays
	Quantity Surveyor	Short Form													0	0			
	Rights of Light Surveyor	Letter of Appointment			2000	10000									30000	0			Based on Chrisp St fee bids
	Sales and Marketing Consultant	Letter of Appointment													0	0			
	Sales Solicitors	Letter of Appointment													0	0			
	Security Consultant	Short Form			2000	5000	5000								12000	0			

Urban Context Specialist	Letter of Appointment					0						0						
Utilities Analysis	Short Form		2000	3000		5000												
Advisors to Meet Planning Requirement																		
Accessibility Statement	Letter of Appointment			2500		0						0						
Air Quality Assessment	Letter of Appointment			2500		0						0						
Archaeological Assessment	Letter of Appointment			2500		0						0						
Aviation Report	Letter of Appointment					0						0						
Contamination Survey	Letter of Appointment					0						0						
Daylight/Sunlight Study	Letter of Appointment			10000		10000						0					Based on Chrtp Street fee bids	
EIA Report Incl. coordination	Letter of Appointment					0						0						
Energy Strategy	Letter of Appointment			5000		5000						0						
Flood Risk Assessment	Letter of Appointment			3000		3000						0					Identified as required in Planning Guide	
Health and Safety Statement- Site Waste Management	Letter of Appointment			5000		5000						0						
Landscape Strategy	Letter of Appointment					0						0						
Lighting Scheme/ Assessment	Letter of Appointment					0						0						
Sites/Buildings in Conservation Area	Letter of Appointment					0						0						
Ecological Assessment	Letter of Appointment			3000		3000						0						
Noise Impact Assessment	Letter of Appointment			3000		3000						0						
Planning Obligations	Letter of Appointment					0						0					See S106	
Waste Management Strategy	Letter of Appointment			3000		3000						0					Estimate for residential & offices	
Regeneration Assessment	Letter of Appointment					0						0						
Secure by Design Statement	Letter of Appointment					0						0						
Strategic View / Townscape / Tall Buildings Assessment	Letter of Appointment					0						0						
Statement of Community Involvement	Letter of Appointment					0						0					Included in Planning Consultant fee	
Sustainability Assessment	Letter of Appointment			2000		2000						0						
Transport Assessment	Letter of Appointment			2000	3000	3000						0					Incl. Travel Plan	
Tree Survey	Letter of Appointment					0						0						
Utilities Statement	Letter of Appointment					0						0						
Social Economic Analysis	Letter of Appointment					0						0						
Micro Climate	Letter of Appointment					0						0						
Statutory Requirements																		
CDMC	Letter of Appointment					0						0					No Allowance made. Assume Islington will appoint for Office schemes? Who will cover the residential?	
Building Control	Short Form			40000	20000	20000	20000	100000				0					Based on £150/resi unit + 3 Office schemes + creche	
Planning Application Fees	Not Applicable			75000				75000				0					Estimate assumes one Planning Application for triangular site and separate for International House, DMU & Wanless	
Pre Planning Application Fees	Not Applicable			20000				20000				0					Assume wrap up in PPA	
Planning Condition Fees	Not Applicable				10000			10000				0					As this incl. listed buildings assume fairly comprehensive list of conditions at £87 per condition	
CIL/S106	Not Applicable							0				0					No Allowance made	
Warranties	Not Applicable				700000			700000				0					Warranties based on £1600/resi unit	
Code for Sustainable Homes	Not Applicable			1500		2000	3500	16000				0					Based on £37/unit + £375 registration fee (pre-assessment & post construction assessment)	
BREEAM	Not Applicable			480	160000		1560	162040				0						
SAP Assessment	Not Applicable			2500			1600	4100				0					Based on £9.17/unit + 10% registration fee (design stage PEA Certificate + EPC Certificate fees)	
Air Test	Letter of Appointment						60000	60000				0					Estimates incl. resi units + offices	
Acoustic Test	Letter of Appointment						60000	60000				0					Estimates incl. resi units + offices	
Utilities Quotation Management	Letter of Appointment			5000				5000				0						
Utilities Design Fees	Not Applicable							0				0					Included in MEP fee	
Utilities Connection/ Disconnection Fees	Not Applicable					60000		60000				0					Estimate based on 150/resi unit + commercial/offices	
London Underground Engineering Fees	Not Applicable							0				0						
Transport for London Fees	Not Applicable			6000	3000			9000				0					We're on a main red route so have made same allowance as for Chrtp Street	
Network Rail Fees	Not Applicable							0				0						
London Fire Brigade	Not Applicable							0				0						
S278 Highway crossovers						5000		5000				0						
S38 Agreement New Road Adoption								0				0						
S104 Sewer Adoption						5000		5000				0						
S185 Sewer Diversions						5000		5000				0						
Map Licenses					15000		45000	60000				0						
Hearings/Akps, Footpath closures, Parkrun, bus suspensions							3000	3000				0						
Post code registration								0				0						
UHL Pre-Commencement Management								0				0						
Totals				160529	717180	1303000	2229500	611000	20000	0	30000	789500	129660	5980869	126029	58529		
DIFFERENCE >														-67500				
2,180,709 Planning Total													36% Planning Percentage					
5,986,438 Total Fees for Design Version 4													94% Adjustment for Design Version 4					
5,986,438 Total Fees for Design Version 4																		

Size

Black Accepted Quote

Red Estimate

Violet Estimate based on recent quote