

Project Order



Project Order Number HM-21067/00021
Date 28/11/17

Taylor Wimpey Central London
Second Floor, AirW1, 20 Air Street, London, W1B 5AN
Tel: 02073558150 Fax: 02073558196

Supplier Details

AECOM Infrastructure & Environment
UK Ltd
Scott House
Alencon Link
Basingstoke
Hampshire
RG21 7PP

Project Name and Address (Delivery)

Mount Pleasant
Gough Street & Calthorpe Street

EC1A 1BB

Authorised Representative of Supplier

Contact **Darran Leaver** Tel 01256 310200
Email **Joanne.Somerton@URS.com** Fax 01256 310 201
darran.leaver@aecom.com

Authorised Representative of Company

Buyer **Richard Hays** Tel 0207 355 8150
Email **Richard.Hays@taylorwimpey.com**

Special Conditions

Site Manager

Site Manager Tel
Site Tel Site Fax

This Project Order is governed by and is pursuant to the framework agreement number CONS103837 between you and Taylor Wimpey UK Limited ("the Agreement"). Unless otherwise set out in this Purchase Order all terms and definitions are as set out in the Agreement and the Terms and Conditions annexed to the Agreement. In accordance with the Agreement we ("the Employer") require and instruct you to carry out the Additional Services appended hereto as Schedule 1 Additional Services Civil and Structural Engineer and Schedule 2 Production Information Schedule in accordance with the Terms and Conditions annexed to the Agreement. The fee for the Additional Services appended hereto as Schedule 1 Civil and Structural Engineer Services and Schedule 2 Production Information Schedule shall be £642,000 (six hundred and forty two thousand pounds) in accordance with AECOM agreed proposal (see attachment). Payments will be made commensurate with the work undertaken, the programme for which is attached hereto. *see the enclosed payment schedule (Schedule 3)*

Project Start Date: Q4 2017
Project End Date: Q3 2022
Limit of Indemnity for Professional Indemnity Insurance: £10,000,000 (ten million pounds) for each and every claim
Professional Team
Architect - Broadway Malyan
Structural Engineering - AECOM
Employer's Agent - Alban Consulting
Mechanical & Electrical Engineer - SVM
CDM Co-ordinator - C-Mist
Quantity Surveyor - Alban Consulting
The address for services of notices to the Company is Taylor Wimpey Central London of 20 Air Street, LONDON, W1B 5AN
The address for services of notices to the Supplier is AECOM, Aldgate Tower, 2 Leman Street, London, E1 8FA
This Project Order however executed takes effect as a deed as at the date of this Project Order. For the avoidance of doubt the time limit for bringing proceedings in respect of this Project Order is extended to 12 years from the date of the completion or abandonment of the Services under the Project Order.

Line No.	Plot No.	Description	Quantity	Price	Unit	Disc %	Amount
1		SA Fees: Structural Engineering Fees	1.00		Sum	0.00	

Total Price

Terms:- Nett, Monthly

Excl. VAT

Receipt Acknowledged by (the Supplier)

Authorised Signature (for Employer)

[Signature] *[Signature]*

Richard Hays - TW Central London

From: Leaver, Darran <darran.leaver@aecom.com>
Sent: 26 September 2017 18:12
To: Richard Hays - TW Central London
Cc: Sam Harding - TW Central London; Robert Crombie - TW Central London; Qualters, Matt
Subject: Re: Phoenix Place, Mount Pleasant - CE/SE Services

Richard,
Should you arrive at a scenario where the Phase 1 site and Phase 2 site are awarded to different contractors, there will remain the fact that meeting resource would double for the overlap in the program - which the aforementioned was intended to cover.

It therefore remains as a bolt on to the base fee offer should this scenario come into effect.

Kind regards
Darran

Darran Leaver
Director, Structural Engineering
for AECOM
M [+44-7968-103941](tel:+447968103941)

Sent from my iPhone

On 26 Sep 2017, at 16:42, Richard Hays - TW Central London <Richard.Hays@taylorwimpey.com> wrote:

Darren,
Thanks for your e-mail.
Can you confirm, for the avoidance of doubt, if this is inclusive or exclusive of the £15k provision for the scenario where two contractors are employed, one on Block A and another on B-D, as per previous discussions.
Many thanks.
Regards,
Richard

From: Sam Harding - TW Central London
Sent: 26 September 2017 14:18
To: Richard Hays - TW Central London <Richard.Hays@taylorwimpey.com>
Subject: FW: Pheonix Place, Mount Pleasant - CE/SE Services

From: Leaver, Darran [<mailto:darran.leaver@aecom.com>]
Sent: 26 September 2017 14:16
To: Sam Harding - TW Central London <Sam.Harding@taylorwimpey.com>
Cc: Robert Crombie - TW Central London <Robert.Crombie@taylorwimpey.com>; Qualters, Matt <Matt.Qualters@aecom.com>
Subject: Pheonix Place, Mount Pleasant - CE/SE Services

Sam,

Great to have the opportunity to discuss matters in more detail with Rob and yourself yesterday. Following our internal discussions with are able to conclude a £10m each and every limit of liability for this Project, on the basis of a total fee + VAT ✓ *RC*.

All other matters remain consistent with the previous full and formal fee proposal and the Collateral Warranty beneficiaries outlined in your email as follows;

- Taylor Wimpey (at point of novation to contractor);
- Royal Mail (after appointment);
- Social housing provider;
- Purchasers of commercial units;
- Purchasers of a significant number of residential units (5 or more units).

Should you need anything further from us to assist in making final decisions – don't hesitate to come back to me.

Kind regards
Darran

Darran Leaver, MEng (Hons) CEng MStructE
Director, Structural Engineering, Buildings + Places
M +44-7968-103941
darran.leaver@aecom.com

<image001.png> <image002.gif>

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London, E1 8FA
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Taylor Wimpey plc (Registered No. 296805) and Taylor Wimpey UK Limited (Registered No. 1392762) are each registered in England and Wales with their registered office at Gate House, Turnpike Road, High Wycombe, Buckinghamshire, HP12 3NR.

Pricing and Assumptions

FEE

Our proposed fee for Structural and Civil engineering services in accordance with the Taylor Wimpey Schedule 1 V1 dated March 2011, except for the exclusions and assumptions noted in following sections:

- Phase 1 Block A:
 - Stage 3 (pre-novation) = [REDACTED] exc VAT.
 - Stages 4 (post novation) = [REDACTED] exc VAT.
 - Stages 5- 6 (post novation) = [REDACTED] exc VAT.
- Phase 2 Blocks B-D:
 - Stage 3 (pre-novation) = [REDACTED] exc VAT.
 - Stages 4 (post novation) = [REDACTED] exc VAT.
 - Stages 5- 6 (post novation) = [REDACTED] exc VAT.

To facilitate comparison with other proposals we have excluded the submission of build-over agreements for Royal Mail tunnels, or Thames water sewers; however, we can supply fees for undertaking any of these:

* Alternative Procurement Scenario:

Should Tender drawings and specifications be required at Stage 3 for each Phase, our fees will be as follows:

- Phase 1 Block A:
 - Stage 3 (pre-novation) = [REDACTED] exc VAT.
 - Stages 4 (post novation) = [REDACTED] exc VAT.
 - Stages 5- 6 (post novation) = [REDACTED] exc VAT.
- Phase 2 Blocks B-D:
 - Stage 3 (pre-novation) = [REDACTED] exc VAT.
 - Stages 4 (post novation) = [REDACTED] exc VAT.
 - Stages 5- 6 (post novation) = [REDACTED] exc VAT.

TAYLOR WIMPEY SCOPE - SPECIFIC EXCLUSIONS

- We have included for design and specification of paving and drainage within the site, but as there are no roads within the development, we have excluded works to adoptable standards and input to address Section 38, 104, 106 and 278 agreement works. As requested, we will supply a separate quotation for S278 Highway engineering input in a separate submission.
- Similarly we have excluded street lighting designs, on the basis that the MEP consultant will address landscape and signage lighting.
- We have included for the design and specification of blockwork and wall ties for load-bearing elements only, we have excluded input to non-loadbearing walls/partitions.
- We have included for location of builderswork holes greater than 300mm diameter/square, on the assumption that smaller holes will be located by the MEP sub-contractor.
- Cl: 4 and 14.1: Transportation studies outside of the site boundary including vehicle tracking are excluded, but we have allowed for vehicle tracking within the site boundary including basement car park and ramps within our fee, as requested.

- Cl: 28: We will take a proactive approach with other members of the design team to any VE exercises, and will incorporate the results into the design documents if available at an appropriate time; however, if changes are to be implemented after completion of a design stage then we would seek to recover any additional costs.
- Cl: 33: We will take a proactive approach to incorporate the requirements of specialist contractors into the design documents if available at an appropriate time; however, if changes are to be implemented after completion of a design stage then we would seek to recover any additional costs.
- Cl: 39: Revision of contract documentation, limited to one pass of updates to the Stage 4 information for inclusion in the 'construction issue'.
- Cl: 40 and 53: We will take a proactive approach to co-ordination of contractor's proposals with other members of the design team and respond to queries within 10 working days, or less.
- Cl: 57: Site visits and inspections during the construction of the structure limited to 60No.
- Cl: 61: Review of fitting out works excluded, but can be provided for an additional fee.

PROGRAMME

Our proposal is based upon our assumed Phase 1 project programme:

- | | |
|--------------------------------|-----------------|
| • Commence design | October 2017 |
| • Stage 3 (scheme design) | 29 January 2018 |
| • Stage 4 (tender issue) | TBC |
| • Stage 4 (construction issue) | 26 June 2018 |
| • Start on site | 31 June 2018 |
| • Completion Block A | July 2021 |
| • Completion Blocks B-D | July 2022 |

As noted in our assumptions we have assumed that the design development Stages 3 and 4 of Phase 2 (Blocks B-D) will be concurrent with Phase 1 design development.

Should the programme be significantly extended beyond these dates, then we would seek to recover additional costs incurred.

ASSUMPTIONS, EXCLUSIONS

- We assume that the Planning submission has been completed and thus we have discounted our fee, on the basis that no input is required to Stages 1 and 2.
- We assume that the design of Phase 1 and 2 can be progressed in parallel.
- This proposal assumes that the architect will be the lead consultant.
- This proposal is for provision of Structural and Civil engineering design services, including below ground drainage, drainage connections and external works within the site boundary.
- We assume all pile designs will be by the specialist piling subcontractor, based upon our specification and loads.
- Precast or prestressed concrete design to be completed by the specialist sub-contractor, based upon our specification and loads.
- Steelwork connections are assumed to be designed by the fabricator, based upon our reactions.

Terms and Conditions

Our Proposal is based on the Framework Agreement between AECOM Limited and Taylor Wimpey UK Limited.

We will submit monthly invoices based upon the percentage completion at that stage, an invoice schedule will be drafted, once a construction programme has been formalized.

We are proposing £10M each and every claim for Taylor Wimpey UK Limited in respect of this commission and are seeking internal approval to finalise this offer considering the ambition for this contract to be novated to a main contractor.

**SCHEDULE 1 TO THE PROJECT ORDER
ADDITIONAL SERVICES
CIVIL AND STRUCTURAL ENGINEER TO BE NOVATED**

For the purpose of this Agreement the civil and structural engineering parts of the Project shall comprise:

- earthworks and excavation;
- foundations (including forms of piling but not the design of proprietary piling);
- earth retaining structures;
- ground and surface treatment;
- local and main, public health and land drainage, inspection chambers, sewers, interceptors, tanks, surfacing of roads, car parks and footpaths;
- structures in in-situ concrete (employing any reinforcement techniques) but not the design of proprietary precast units;
- structures in masonry, brickwork or blockwork (including any reinforcement techniques and structural metalwork etc);
- structures in steelwork and metalwork whether ferrous or non-ferrous; but not the design of connections;
- structures in timber (including forms of roof truss but not the design of proprietary roof trusses);
- methane ventilation and extraction, but not including design of proprietary monitoring equipment.

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.....

For ease of reference the Services have been divided into two parts being Part 1 Pre-Construction Phase and Part 2 Construction Phase. Such division is not intended to and shall not limit or affect the Consultant's obligation generally to provide all the Services as and when may, from time to time, be required necessary or appropriate for the timely carrying out and completion of the Project.

In carrying out the Services the Consultant shall address all communications, including advice, to the Employer through the Lead Consultant, where appointed, who shall be deemed to act on behalf of the Employer in matters of co-ordination of the design and specification.

The Consultant is to provide the following Services:

Part 1

Pre-Construction Phase

1. Obtain from the Employer details of the Employer's brief, budget and timetable in relation to the Project. Advise the Employer on his obligations arising under the CDM Regulations.
2. Consider with the Employer the role of the Consultant and the interaction required between the Consultant and the Lead Consultant, the Professional Team and any specialist contractors, sub-contractors or suppliers.
3. Carry out an initial inspection and appraisal of the site of the Project and any buildings thereon and discuss the requirements of the Employer and give general advice on how to proceed including but not limited to the effect of any limitations for the site and the Project resulting from the topography, physical restrictions and identifiable prior usage. Assist the Employer to develop his requirements and carry out reviews to determine their feasibility.
4. Consider and advise the Employer on any limitations caused by road and public transport access to the site both during and on completion of the Project.
5. Advise the Employer on the need for surveys, geotechnical or contamination investigations, desk studies and the like as may be necessary or appropriate for the site and the proposed Project.
6. Advise the Employer on the need to carry out any investigations on the site for substances (whether in solid liquid or gaseous form) capable of causing pollution or contamination or of causing harm to the environment, health or to the structures to be constructed on the site.
7. Undertake or otherwise organise others to undertake on behalf of the Consultant all such investigations as may be necessary and/or may be advised by the Consultant under clauses 5 and 6 above and authorised by the Employer.
8. Investigate all data and other information (including the existence and extent of public services) relating to or relevant to the site which is reasonably accessible to the Consultant. Consider what further information the Consultant may require and which may be available to or in the possession of the Employer and request the same from the Employer. Consider any reports relating to the site which have been prepared previously by the Consultant or prepared by others and made available to the Consultant or which are reasonably accessible to the Consultant. Advise the Employer on any resultant design considerations whether impacting during or after completion of the Project.
9. Consult with any local or other authorities about matters of principle in connection with the design of the Project.

10. Prepare such report or reports (including method statements) as are necessary or required by the Employer to enable the Consultant to advise the Employer on the works as may be necessary or recommended by the Consultant for the Employer to undertake the development of the site having regard to the proposed Project, the nature of the site, the desk studies and all other investigation work carried out by the Consultant.
11. Liaise with the Professional Team with the aim that there is full and proper co-ordination between the Professional Team in the design and specification of the Project during the pre-construction phase and agreement of a programme for the design and construction of the Project. Primary responsibility for such co-ordination shall lie with the Lead Consultant.
12. Agree fee drawdown and cash flow projections with the Employer against the Master Programme.
13. Receive information from the Employer in relation to the requirements of any Third Party and review any proposals of such persons which effect the civil and structural works.
14. Advise the Employer in relation to the design and layout of the site having regard to the nature of the Project proposed by the Employer, in particular (but without limitation), to the provision of:
 - 14.1 roads and underground drainage within the site;
 - 14.2 the drainage concept of the site generally and in relation to the proposed development of the site;
 - 14.3 optimum finished levels for the proposed development of the site including the proposed building and external works;
 - 14.4 building foundations and any special design considerations;
 - 14.5 and any special ground/site considerations.
15. Advise the Employer of the need for specialist contractors, sub-contractors and suppliers to design and carry out any part of the civil and structural elements of the Project.
16. Advise the Employer in relation to the ordering of structural components with long delivery periods.
17. In conjunction with the Professional Team prepare sketches, plans, drawings, specifications, calculations and the like to enable the preparation of a cost plan. In conjunction with the Quantity Surveyor and as may be reasonably required, carry out cost checks as necessary and advise the Employer of the implications of any subsequent changes to the design on the Cost Plan and the Master Programme.
18. Consider alternative outline solutions for the civil and structural elements of the Project.

19. In conjunction with the Professional Team consult with the planning, building control, fire, environmental health and licensing authorities, statutory undertakers and others as appropriate and consider the extent of any requirements that they may have in relation to the civil and structural elements of the Project.
20. Review the proposed earthworks strategy in particular having regard to landscape proposals to minimise off site disposal of earth, spoil and the like.
21. Without limiting the obligations of the Consultant under paragraph 19, consult with the authorities and bodies referred to in paragraph 19, any management company and any other relevant body to determine and agree strategies for the servicing and operation of the Project and any section when complete.
22. Incorporate the strategies determined by consultation in accordance with paragraphs 19 and 21 into the design prepared by the Consultant for the Project and liaise with the Professional Team insofar as strategies are to be incorporated into any design to be prepared by any of the other Professional Team.
23. With the Professional Team to evaluate and evolve a strategy for the design and construction and supply of potential and preferable infrastructure services and services provisions required for the Project and including electricity, gas, water, telephone, cable and those others as may be reasonably required by the Employer.
24. With the Professional Team develop a scheme design from outline proposals for the civil and structural elements of the Project including details of the preliminary structural information, size and character of the Project in sufficient detail to agree the spatial arrangements, materials and appearance.
25. Where required by the Employer in conjunction with the Professional Team prepare a strategy for the design and construction of the works which can accommodate phased occupation of the Project such that occupation can take place immediately upon practical completion of each section to the satisfaction of the Employer, Building Control, Fire Officer and any other relevant authority or party. Ascertain and include sufficient external parking areas, communal services and facilities necessary to enable occupation.
26. Prepare such information, calculations, designs and details as may be required for submission to any planning or other authority, statutory undertaker or others as appropriate and co-ordinate the submission of such information from any specialist contractor, sub-contractor or sub-consultant.
27. In conjunction with the Professional Team review with the Employer alternative design and construction approaches and cost and programme implications so that best value is achieved through economic construction.
28. Carry out such Value Management/Engineering exercises that may be necessary for the successful commencement and completion of the Project. This may involve re-design work, re-printing and cost analysis along with any other such work as may be required to meet the Cost Plan.

29. Assist the Employer as necessary in liaising with all occupiers of properties adjacent to the site and/or their surveyors concerning the precise nature of their interest or occupation, assess any effect on them from noise, dust or vibration which may result from carrying out the Works and report to the Employer.
30. Advise the Employer on standards for construction, workmanship and quality of materials for the civil and structural elements of the Project.
31. In conjunction with the Professional Team, confirm the adequacy of all proposals for design and construction of the Project and the suitability of materials.
32. Develop the detailed design proposals for the Project identifying to the Employer any significant differences from the previously agreed brief and cost plan requirements for the Project.
33. Integrate into the design the requirements of any specialist contractors, sub-contractors and suppliers.
34. At every design stage, pay attention to the Employer's requirement for the completed Project and each part of it to achieve the relevant target area instructed and/or approved by the Employer. Prior to tender, provide the Employer with a schedule of floor areas.
35. In conjunction with the Professional Team develop the Employer's Requirements, plans and elevations for the civil and structural elements of the Project suitable for initial pricing and submit the Employer's Requirements, plans and elevations and other documents as required to the Employer for comment.
36. In conjunction with the Professional Team prepare final Stage E¹ design information for inclusion in the design and build tender documents, including drawings, schedules and specifications of materials and workmanship. All to be completed in sufficient detail to enable the Contractor to prepare their tender.
37. With the Professional Team advise the Employer on the suitability of persons to be invited to tender for the Project or any part.
38. In conjunction with the Professional Team and, if required, in so far as may be necessary liaise with and/or provide information to contractors including any specialist sub-contractors or suppliers, to enable them to prepare and submit tenders to the Employer and report to the Employer on any matters arising.
39. Revise production information to reconcile with the tender sum for incorporation into the contract documentation.
40. In conjunction with the Professional Team assess the Contractor's Proposals (as defined in the Building Contract) including all drawings, specifications and other documents relating to the civil and structural elements of the Project and report on and make recommendations to the Employer in particular having regard to the

¹ Drafting Note – to be amended to suit level of information required.

Taylor Wimpey JCT D&B 2005
Civil and Structural Engineer Services – V1 March 2011
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scheme design specification and standards in relation to the Employer's Requirements.

41. Prior to the award of the Building Contract obtain study and advise the Employer with the Professional Team upon all drawings specifications and other relevant documents relating to the civil and structural elements of the Project prepared by for or on behalf of the Employer and having regard to the Employer's Requirements and the Contractor's Proposals insofar as the same relate to the civil and structural elements and to the financial and time consequences of such drawings specifications and documents comment and report thereon to the Employer. If so required to do by the Employer comment thereon to the Contractor and thereafter to undertake such negotiations as may be necessary with the Contractor having regard to the comments and report of the Consultant and the instructions of the Employer.
42. Provide sufficient copies of all contract drawings, specifications and other documents forming or to form part of the Contract and thereafter prepare and deliver to the Employer and to such other parties as the Employer may require certified copies of the same.
43. In conjunction with the Professional Team assist the Employer in so far as may be reasonably necessary and/or appropriate in respect of negotiations with any Third Party in relation to the civil and structural elements of the Project. Provide information or documents, including drawings and/or specifications in relation to such elements for incorporation into any contract to be entered into by the Employer with any Third Party.
44. In relation to the Consultant's scope of Services assist in settling any dispute or difference relating to the Works which may arise between the Employer and the Contractor and/or any of the Sub-contractors and/or any Third Party.
45. Attend regular design team meetings as required. The Lead Consultant shall chair such meetings and shall take minutes of the matters discussed and issue copies.
46. Arrange and/or attend all other meetings as reasonably necessary in connection with the completion of the Consultant's services including regular Employer meetings. The Consultant shall prepare a report in advance of the Employer meeting which shall include but not be limited to consideration of ;
 - 46.1 Compatibility of the design;
 - 46.2 Compliance of design with Cost Plan;
 - 46.3 Progress of design work in relation to the Master Programme;
 - 46.4 Progress of planning conditions;
 - 46.5 Progress of any other third party negotiations; and
 - 46.6 Decisions required from the Employer.

Part 2 Construction Phase

In this Part 2 of Schedule 3 if the employment of the Consultant has been novated to the Contractor then:

- Taylor Wimpey shall mean the original Employer prior to novation;
 - the Employer post novation shall mean the Contractor; and
 - any reference in this Part 2 of Schedule 3 to "Professional Team" shall be read and construed as referring to the consultants appointed by the Contractor including those consultants appointed by Taylor Wimpey whose employment has been novated to the Contractor.
47. Liaise with the Employer and the Professional Team to ensure that there is full and proper co-ordination between the Professional Team and any specialist sub-contractors and suppliers having a design duty. Primary responsibility for such co-ordination shall lie with the Employer.
 48. With the Professional Team agree with the Employer at the outset of the construction phase a schedule of information required by the Employer and the dates upon which such information is required and thereafter provide such information as may be necessary to comply with the schedule and insofar as is practicable to see that the schedule is adhered to.
 49. Liaise with the Employer to determine the scope of work to be sublet to specialist civil and structural engineering sub-contractors and suppliers and provide the Employer with such technical information as it may reasonably require to seek firm quotations for such work. Assist the Employer in the evaluation of such quotations.
 50. Advise the Employer on the need for such further surveys as may be necessary in relation to the Project for proper consideration Project co-ordination and preparation of the design of the civil and structural elements.
 51. In conjunction with the Professional Team consult with the planning, building control, fire, environmental health and statutory undertakers and others as appropriate in relation to their requirements for the Project and advise on any revisions to the scheme design to deal with the requirements of any of those authorities.
 52. Prepare such further additional civil and structural engineering drawings and specifications as may be reasonably required by the Employer to enable the Employer to carry out the Project including the co-ordination of such designs, drawings, specifications relating to the civil and structural elements of the Project as may be supplied to the Consultant by the Employer or any specialist civil and structural engineering sub-contractors and suppliers.
 53. Examine proposals working drawings and details of any civil and structural engineering sub-contractors and suppliers and make comment as appropriate paying particular attention to conformity with the design and in respect of general

dimensions, structural adequacy of members and connections and general compliance with performance criteria.

54. Save where otherwise provided in this agreement, the Employer shall hold any sub-contractor and supplier responsible for their detailed design and liable for their defects in or omissions from them.
55. In conjunction with the Professional Team prepare and provide as required production information relating to the civil and structural elements of the Project including but not limited to working drawings, specifications of materials and workmanship.
56. If reasonably required by the Employer, inspect materials delivered to the site or held off site.
57. Carry out site inspections as often as may be appropriate so that the Consultant may inspect the Project to see that the Project is being carried out generally in accordance with the civil and structural engineering aspect of the Employer's Requirements, the plans and drawings and with good engineering practice and report thereon to the Employer in writing. The Consultant shall report to the Employer's Agent (as defined by the Contract) where it is found by the Consultant that there is a persistent deviation from the requirements of the Contract provided always that the Consultant's obligation to inspect the Project shall not absolve the Employer from its supervisory obligations. The Consultant shall not be responsible for any failure by the Employer's Agent or the Employer to take notice or act upon the report(s) of the Consultant.
58. Advise upon the need for any specialist tests or inspections arising during the design or construction of the Project, monitor any such tests and report to the Employer thereon.
59. Attend such site or other meetings as may be convened by the Employer with the Professional Team and where appropriate specialist sub-contractors or suppliers as often as may be reasonably necessary.
60. If necessary, following each meeting as referred to in clause 59 above meet with the Professional Team to consider such points as may have arisen during the said meeting (if any) relating to the civil and structural elements of the Project which are required to be attended to by the Professional Team.
61. Review and, comment upon any plans, details and specifications relating to the fitting out works of any Third Party and advise the Employer and Taylor Wimpey if the integrity of the civil and structural elements of the Project might be compromised or otherwise affected by the carrying out of the proposed fitting out works of the Third Party.
62. Upon practical completion of the Project carry out an inspection and assist in the preparation of a schedule of defects (if any).

63. Prior to practical completion of the Project issue a letter to the Employer, copied to the Employer's Agent, stating whether in the reasonable opinion of the Consultant on the basis of the periodic inspections carried out by him in the course of performing his services hereunder that the civil and structural elements of the Project have been carried out and concluded so that a written statement or certificate of practical completion can be issued in respect of such elements of the Project.
64. The Consultant shall on or prior to practical completion of the Project in conjunction with the Professional Team and any specialist sub-contractors and suppliers arrange for the procurement of such copies of the built as drawings, maintenance and operation manuals, the health and safety file and other documents as the Employer may reasonably require.
65. Upon satisfactory completion of "defects" or at the end of each and every defects liability period, including those contained in any agreement for sale or lease entered into by Taylor Wimpey after practical completion, provide confirmation to that effect to the Employer and if required issue a certificate to that effect.
66. Provide advice and assistance on civil and structural matters in connection with the preparation of such documents as may be reasonably required by any Third Party and provide such other advice and/or assistance in relation to such matters as Taylor Wimpey may require.

Production Information Schedule (Schedule 2)

TAYLOR WIMPEY CENTRAL LONDON
MOUNT PLEASANT - PHOENIX PLACE

The Production Information Schedule below covers the scope of works identified within Part 1 of Appendix 1 - Scope of Services

This is not the full extent of the scope of works and should be read in conjunction with the main appointment document.

P - Principle
S - Support

	Element	Project Manager (PM)	Cost Consultant (QS)	Architect (Arch)	Structural & Civil Engineer (SE)	Services Engineer (M&E)	Acoustician	Fire Engineer	Interior Designer	Contractor	Rights of Light	Party Wall Surveyor	CDM Co-ordinator	Highways Consultant
GENERAL OBLIGATIONS														
1	Agree with the client a design brief to clarify key deliverables/ outputs throughout the design stage.	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
2	Provide evidence to show scheme design falls within the budget constraints stated in the briefing note.	✓ P	✓ P	✓ S	✓ S	✓ S				✓ S				
3	Review of all existing site information provided by the client including analysis of any additional information required to progress design, deficiencies of any design works completed to date, potential implications/ restrictions as a result of the information available.			✓ S	✓ S	✓ S				✓ P				
4	Attend all design team meetings/ workshops and record minutes to circulate to the team													
5	Production of design reports at the conclusion of relevant RIBA design stage including details of design philosophy and critical standards to which the design is based.													
6	Update cost plan at key stages of the project and provide ongoing cost advice from the market.		✓							✓				
7	Commenting on sub-contractors design elements.													
8	Production of design report for each DTM detailing status against design programme, works undertaken in the period, upcoming works, information required from other team members, etc.													
9	Provide all necessary information required to clear Planning Conditions, Informatives, S106 matters			✓ P	✓	✓	✓ P	✓ P	✓ P	✓ P		✓ P		✓ P
10	Provide 1 hard copy (1 A3 size) and electronic mailing or computer disk files of tender and construction issue drawings (in .pdf and .dwg format).		✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
11	Drawings issued for tender and procurement purposes to include for any amendments required during the tender process		✓	✓ P	✓ S	✓ S				✓ S		✓		✓
12	Submission and liaison for each package will be issued to the Building Control Authority/NHBC.													
13	To amend drawings and design information, as necessary, to bring the design within the agreed cost plan via any necessary VE exercises.		✓	✓	✓	✓	✓	✓	✓	✓				✓
14	The consultants will be required to ensure that all elements of their designs fully comply with current Building Regulations, British Standards, Codes of Practice, NHBC standards, specific LA requirements, Secure by Design etc. It is expected that the detailed design will also reflect the requirements of good building practice and product manufacturer's current literature.		✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
15	All aspects of design are to be compliant with the TWCL standards and specification documents.			✓ P	✓ S	✓ S			✓ S					
16	Duties to include all necessary amendments to drawings and design information to achieve planning, Building Regulations and any other statutory body requirements including compliance with NHBC standards		✓	✓	✓	✓	✓	✓	✓	✓		✓		✓
17	Liaison with the appointed Affordable Housing provider to clarify the design specification and finishes			✓ P	✓ S	✓ S								

Production Information Schedule (Schedule 2)

ADDITIONAL SERVICES

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P - Principle
S - Support

Element	Project Manager (PM)	Cost Consultant (QS)	Architect (Arch)	Structural & Civil Engineer (SE)	Services Engineer (M&E)	Acoustician	Fire Engineer	Interior Designer	Contractor	Rights of Light	Party Wall Surveyor	CDM Co-ordinator	Highways Consultant
18	Liaise and meeting attendance with the appropriate Statutory Authorities (including but not limited to the relevant Services Providers, Local Authority, Building Control, the NHBC) as required to provide comprehensive design.												
19	Allow for coordinating all aspects of the design during the tender and construction phases, including any third party supplier / manufacturer / design sub contractor information. Contractor to assume Principal role once in contract.												
20	Allow for a number of iterations of apartment layouts prior to client sign off												
21	Co-ordinate and overlay Architect's and Other Consultant's drawings to ensure that there are no spatial conflicts.												
22	Design to CDM; Consideration to be given to all materials and sizes, replacements & managements issues eg window cleaning strategy & roof plant servicing etc. Contractor to assume Principle role once in contract.												
23	Coordination and liaison with the Sales Manager as required to finalise the necessary details for brochure/ marketing materials ie CGIs etc.												
24													
25	Liaison with the end user of any non residential spaces to clarify the designed specification and finishes.												
MAIN CONTRACT TENDER													
26	Preparation and issue of 1:100 optimisation layouts. Input required from SE for structural integrity and location of all structural elements and MEP infrastructure.												
27	Instigate service company enquires and pursue through to resolution of mains layouts, quotations and wayleave requirements. Issue layouts to Arch for incorporation onto their drawings where appropriate (if no M&E).												
28	Provide and issue drawing package for demolition/ enabling works including 1:50 plans, elevations and sections of existing buildings/ assets, ground levels, structures etc. End state drawings also required to confirm how site works should be left upon completion of enabling works.												
29	Provide and issue Rights of Light report (Rights of Light Surveyor). Obtain and comment in accordance with original report (Architect).												
30	Procure site Soils, Investigation and Contamination reports, including CBR tests, where appropriate.												
31	Procure Site Decontamination Plan indicating areas of contamination and method required to remedy same.												
32	Provide outline method statements and sequence of construction works for enabling works, basement excavation, propping requirement, tower scaffolds, flood defence etc. The SE will Provide the necessary details for the contractors to price and follow. The SE to comment on temp works details provide by the contractor throughout the construction programme.												
33	Provide 1:50 plans indicating the foundation provision together with necessary associated details i.e. water proof details up to and including DPC level (SE). Drawings to include all service penetrations through slabs and foundations (M&E) along with reinforcement estimates, sections and concrete specifications to be fully co-ordinated with all other consultants (Arch).												
34	Provide a 1:200 overall site layout plan indicating all drainage runs, manhole schedules, reference to structural details, inverts, pipe diameters, falls, outfall connection, ancillary services (i.e. Pumping station, petrol interceptors, etc.), specification notes. Provide co-ordinated drainage plans at 1:50 scale marked on foundation plans. Longitudinal section to be provided as directed.												
35	Produce and maintain throughout the design stage an accommodation schedule to reflect the design development and ensure client targets are not compromised.												

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36	Apply for and secure any necessary approvals for connections to local drainage infrastructure including liason and meeting with 3rd parties as required.			✓ P									
37	Production of energy/ thermal model and maintained throughout design development to ensure compliance with carbon reduction and overheating requirements.		✓ S	✓ P									✓ S
38	Provide 1:200 basement and access road layout plans indicating existing and proposed levels, gullies falls and kerb setting out information.		✓ S	✓ P									✓ S
39	Provide cross-sections to indicate basement and access road construction with specification notes clarifying CBR values etc. Plan to show all street furniture i.e. Lamp columns, name plates and be cross referenced to external works details where applicable.		✓ S	✓ P									✓ P
40	Provide all necessary specific plans and details indicating all adoptable roads (s278), footpaths with necessary drainage indicated in accordance with L.A. requirements. Obtain necessary quotation from L.A. for works and documentation issued in order for legal process to be instigated without undue delay. Provide, where appropriate, for inclusion in legal documents coloured copies of the above drawings where			✓									
41	Provide ground movement calculations as part of a form a submission to any local authority or statutory body in relation to securing Approval in Principle for undertaking construction works adjacent to any local assets. Allow for all meetings, coordination and liason to secure approval.		✓ S	✓ P	✓ S								
42	Provide 1:100 layout plans indicating the size and direction of floor spans, loadbearing walls, block strengths, services penetration, specification notes, brick ties, structural toppings, steel beams etc.		✓ S	✓ P									
43	Structural design for any balconies including fixing of balustrades and infill panels.			✓ P					✓ S				
44	Design of tower crane / Hoist bases		✓ S	✓ P									
45	To provide structural details for boundary and retaining walls			✓ P									
46	Preparation and supply of all necessary reinforcement bar bending schedules for the reinforced concrete elements within his design including detailed rebar drawing for a typical floor slab			✓ P					✓ S				
47	Details/ drawings for structural frame, structural steelwork, masonry strengths, expansion joints.			✓									
48	Provide 1:100, 1:50 reflected ceiling plans in coordination with all building engineering services and floor to ceiling heights.		✓ P	✓ S	✓ S			✓ S					
49	To provide foundation details for isolated ancillary buildings including garages, cycle stores, refuse stores, artwork and sub stations.		✓ S	✓ P									
50	Provide 1:200/1:100/1:50 as necessary site layout drawing showing setting out, hard landscaping, roads, paths, drives, patios, kerbs, edgings, soft landscaping areas, fences, boundaries, walls, piers, gates, outbuildings, levels, large scale details including roof/footpath make-up etc.		✓ P	✓ S	✓ S								
51	Provide necessary 1:50 sections and 1:5 details to clarify all structural requirements along with the Architect a intel schedule for incorporation into door/window schedules.		✓ P	✓ S									

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52			✓ P	✓ S	✓ S			✓ S					
53			✓ P	✓ S	✓ S								
54			✓ P		✓ S								
55			✓ P	✓ S	✓ S								
56			✓ P	✓ S	✓ S								
57			✓										
58			✓										
59			✓ P	✓ S	✓ S		✓ S						
60			✓ P				✓ S						
61			✓ S					✓ P					
62			✓ P				✓ S						
63			✓ P										
64			✓ P										
65			✓ P	✓ S	✓ S				✓ S			✓ S	
66			✓										
67			✓										
68			✓ P	✓ S	✓ S								
69													
70			✓ P	✓ S	✓ S								
71			✓ P										
72			✓ P										
73			✓										
74			✓ S	✓ S	✓ P								

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75 Provide 1:200 and 1:50 services co-ordinated drawing showing: Incoming service routes Water, electricity, BT, Cable TV Duct sizes, position Main services position Draw Pit Locations Acoustic treatment to plant room including attenuators, lining etc. Trunking and cable tray installation Incoming electrical supplies to site Electricity Board sub-station installation Incoming British Telecom supplies to site (Liase with LA including stais)			✓ S	✓ S	✓ S								
76 Provide 1:50 services drawing showing: Mains i.e. incoming electric, gas, BT, water, etc. from meter assemblies or off site connection to service riser including ancillary items, cable runs pipework and valves etc. (if applicable).			✓ S	✓ S	✓ P		✓ P						
77 Provide 1:100 services drawing showing: Rainwater installation from roots to connection.			✓ S	✓ S	✓ P		✓ P						
78 Provide 1:100 services drawing showing: Control system including all panels, power and controls wiring etc.			✓ S	✓ S	✓ P		✓ P						
79 Provide 1:50 services drawing showing: Smoke ventilation shaft to corridors or AOVs & flues.			✓ S	✓ S	✓ P		✓ P						
80 Provide 1:50 services drawing showing: Ventilation to refuse store and riser.			✓ S	✓ S	✓ P		✓ P						
81 Provide 1:50 services drawing showing: Design of building services shafts, together with associated ventilation.			✓ S	✓ S	✓ P		✓ P						
82 Provide 1:100 services drawing showing: Ventilation to corridors AOVs.			✓ S	✓ S	✓ P		✓ P						
83 1:50 Optimisation Plans with furniture layout per apartment			✓					✓					
84 Provide 1:100 services drawing showing: Lightning protection system.			✓ S	✓ S	✓ P		✓ P						
85 Provide 1:50 hot and cold water services and heating layouts including pipe sizes, runs, overflows, radiator sizes, TRVs, stais, under floor heating design etc.			✓ S		✓ P		✓ P						
86 Provide Development Conveyance Plan including liason/ allowance with TW solicitors			✓										
87 Provide individual plot conveyance plans, individual floor conveyance plans, car parking conveyance plans, including Housing Association and non residential units			✓										
88 Provide 1:50 full electrical layouts for individual apartments and 1:100 layouts for all common areas. Ancillary details including metering arrangements, service distribution, AOVs fire alarms, linked smoke detectors to be detailed and service risers & flues where applicable (M&E) Coordination (Arch)			✓ S		✓ P		✓ S						

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89			✓ S	✓ S	✓ P								
90			✓ S	✓ S	✓ P								
91													
92					✓ P								
93			✓ S	✓ S	✓ P								
94			✓ S	✓ P									
95			✓					✓					
96			✓ S	✓ S							✓ P		
SPECIFICATIONS / ER DOCUMENTS													
97			✓ P	✓ S	✓ S	✓ S	✓ S						✓ S
98			✓	✓	✓	✓	✓	✓					✓
99			✓ P	✓ P	✓ P								
100			✓ S	✓ S	✓ S			✓ P					

