

20 FERNCROFT AVENUE, LONDON, NW3 7PH

Fee proposal for structural engineering services

March 2021

Issue 1



ISSUE	PURPOSE	DATE	BY
Issue 1	Offer	10 th March 2021	FH

CHARTERED STRUCTURAL ENGINEERS

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PREAMBLE

Precision Structural Engineering (PSE) have been asked by Trace Architects to provide a proposal for the fees associated with the redevelopment of 28 Ferncroft Avenue, as set out in their email dated 9th March 2021.

TERMS OF REFERENCE

Simon Jones issued the following information by email to PSE on 15th January 2021:

1. Architectural Plans/Elevations/Sections
2. Site Investigation Report
3. Basement Impact Assessment

INTRODUCTION

The proposal is to form a single storey basement under the footprint of the existing building, in addition to a single storey rear extension.

STRUCTURAL ENGINEERING APPROACH

We have considerable experience in refurbishing and remodelling properties. The key to success will be to develop a design that sits with an appropriate method of construction. Such a design will need to respect the floor space requirements, boundary conditions of the site and consider fully the delivery of plant and materials to the site to allow the works to proceed in a timely efficient manner. Sequencing the works and obtaining the necessary investigation information for the detail design of the foundations as well as negotiations on the party walls, or neighbouring properties, will also be key.

The proposed development lends towards a reinforced concrete frame solution for the basement structure. This offers a robust structure in addition to excellent waterproofing, thermal and acoustic properties.

The site conditions and layout of the basement lean towards an underpinning solution coupled with a potential top-down construction sequence. This will enable a speedy construction programme in addition to a reduction in temporary works.

PSE have considerable experience in the design of temporary works and understand the importance of producing practical designs and innovative solutions, which can lead to cost savings.

PSE invest in the latest software to ensure innovative, efficient and robust designs. This includes the use of 3D Finite Element Software for the analysis of complex reinforced concrete frame structures, which enables the designer to push the boundaries and produce creative and economical solutions. PSE are also on board with current advancements in 3D software. This enables effective co-ordination with other design consultants

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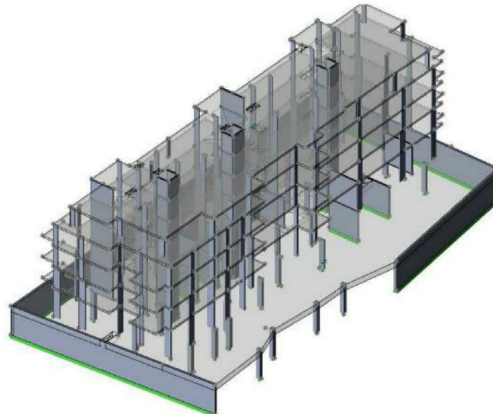
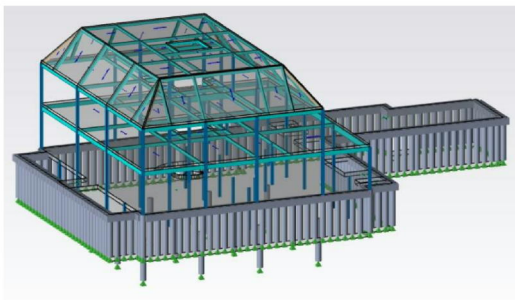
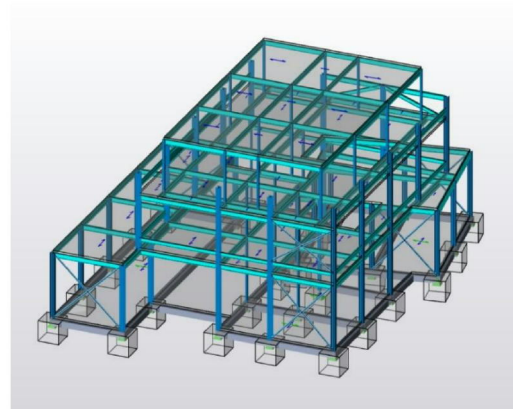


Fig 1 - 3D models & CGI's on Past Projects

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APPOINTMENT FEES AND COSTS

Should we be successful, we would like to be appointed under the terms and conditions set out in the Association of Consulting Engineers (ACE) Professional Services Agreement 2017 and Schedule of Services for a Non-Lead Client. This is considered the standard appointment document where a structural engineer is not acting as the lead consultant on a building project. Please note that we assume that the Architect or a suitably qualified person will undertake the role as a "Principal Designer" in accordance with the current CDM regulations.

Please note the fee allows for a complete RIBA stage 4 design, which includes the following:

- Annotated Structural Scheme discussing the various structural options
- Structural drawings comprising of General Arrangement Plans, Structural Details & Sections
- Supporting calculations for building control approval
- National Building Specifications (NBS), which specify construction materials, components, workmanship for structural elements only
- 4no Site Visits at critical stages of construction i.e. Initial stages of underpinning, temporary works installation prior to mass excavation, installation of all underpins & installation of basement/ground floor slab
- Assisting with party wall negotiations and site queries.
- Reviewing contractor's design packages including temporary works design, method statements & concrete cube samples (Contractor responsible for temporary works design & ensuring implementation of temporary works on site)
- Reinforcement Bar Bending Schedules

Please note that the design of piles (by piling contractor), temporary works, architectural metalwork, staircases, cladding, glazing and balustrades are not included as part of our design. Should any additional services be required, we are happy to provide a scope and fee for agreement.

Our proposed fee for progressing the structural design up to RIBA Stage 4, is **£ 7,500 (excluding VAT)**. Please note that in respect of invoicing, we will be broadly following the RIBA work stage system to determine appropriate fee proportions as below:

RIBA WORK STAGE	WORK STAGE	FEE FOR STAGE (%)	CUM' FEES (%)
0-2	Concept Design	35	35
3	Tender Issue	45	80
4-5	Construction Issue	20	100

We hope and trust that our proposal is acceptable and look forward to hearing back from you.

Report Prepared by:



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