

BLUELIME RESIDENTIAL SERVICE PACKAGES COMPARISON CHART (Extensions & Conversions Only)



	INDUSTRY STANDARD	BASIC ARCHITECTURAL SUPPORT PACKAGE	BRONZE PACKAGE	SILVER PACKAGE	GOLD PACKAGE	PLATINUM PACKAGE	DESIGN & BUILD PACKAGE
What you get...							
1.0) PROJECT BRIEFING:							
1.1) How To Extend Your Home Guide		✓	✓	✓	✓	✓	✓
1.2) Initial Design Consultation (FOC)		✓	✓	✓	✓	✓	✓
1.3) Proposal Document Confirming Services Required	✓	✓	✓	✓	✓	✓	✓
1.4) Design Brief Confirming Your Requirements	✓	✓	✓	✓	✓	✓	✓
1.5) Outline Process Explaining Everything You Need To Know		✓	✓	✓	✓	✓	✓
1.6) Program Confirming Time Frames		✓	✓	✓	✓	✓	✓
2.0) PLANNING PHASE:							
2.1) 1 Measured Building Site Survey/Meeting	✓	✓	✓	✓	✓	✓	✓
2.2) Existing Plans & Elevations	✓	✓	✓	✓	✓	✓	✓
2.3) Max number of Design Options	1	3	5	7	9	11	13
2.4) Additional Charge for additional design options	£350**	£250**	£250**	£250**	£250**	£250**	£250**
2.5) Final Layout & Elevations	✓	✓	✓	✓	✓	✓	✓
2.6) 3D Autodesk Revit Model For Each Option		✓	✓	✓	✓	✓	✓
2.6) 3D Photo Realistic Visualization (Optional)	£1000**	£550**	£550**	£550**	£550**	£550**	£550**
2.7) In Office Design Review Meeting		✓	✓	✓	✓	✓	✓
2.8) Planning Application	✓	✓	✓	✓	✓	✓	✓
2.9) Design & Access Statement (If requested by council)		✓	✓	✓	✓	✓	✓
2.10) Ongoing Liaison With Your Local Planning Authority	✓	✓	✓	✓	✓	✓	✓
2.11) Planning Approval	✓	✓	✓	✓	✓	✓	✓
3.0) Council Planning Application Fee***	Not Offered	£256**	£256**	£256**	£256**	£256**	£256**
4.0) BUILDING CONTROL PHASE:							
4.1) Construction Drawings & Specification	✓	✓	✓	✓	✓	✓	✓
4.2) Structural Design & Calculations	£750-£2000**	£650-£1450**	£650-£1450**	£650-£1450**	£650-£1450**	£650-£1450**	£650-£1450**
4.3) Full Electrical/Lighting Layout		✓	✓	✓	✓	✓	✓
4.4) Full Mechanical Layout		✓	✓	✓	✓	✓	✓
4.5) Full Drainage Layout		✓	✓	✓	✓	✓	✓
4.6) Door, Ironmongery & Finishes Schedule		✓	✓	✓	✓	✓	✓
4.7) Building Control Application	✓	✓	✓	✓	✓	✓	✓
4.8) Builder Liaison	✓	✓	✓	✓	✓	✓	✓
5.0) Thames/Southern Water Authority Build Over Application (May not be required)**	Not Offered	£450/£1048**	£450/£1048**	£450/£1048**	£450/£1048**	£450/£1048**	£450/£1048**
6.0) Building Control Authority Plan Assessment & Site Inspection fee ***	£900-£1600**	£830-£1245**	£830-£1245**	£830-£1245**	£830-£1245**	£830-£1245**	£830-£1245**
7.0) SAP Assessment, CPC Certificate, Air Pressure Test, Water Calculation (Optional)	£850each**	£650each**	£650each**	£650each**	£650each**	£650each**	£650each**
8.0) CCTV Drainage Survey (Add £50/manhole >3)	£450**	£350**	£350**	£350**	£350**	£350**	£350**
9.0) CDM 2015 (Principle Designer Role)	£750**	£550**	£550**	£550**	£550**	£550**	£550**
10.0) BUDGET CONSTRUCTION COSTS FOR EACH LAYOUT OPTION							
11.0) INSURANCE PROTECTION:							
11.1) Professional Indemnity, Public/Products/Employers Liability Insurance Cover	✓	✓	✓	✓	✓	✓	✓
11.2) Contractors All Risk (Enhanced Insurance Cover Optional)	£1000**	£1000**	£1000**	£1000**	£1000**	£1000**	£1000**
12.0) PARTY WALL SURVEYOR (Optional)	£1800**	£1800**	£1800**	£1800**	£1800**	£1800**	£1800**
13.0) INCREASED PROPERTY VALUE	✓	✓	✓	✓	✓	✓	✓
14.0) COMPETITIVELY TENDER YOUR PROJECT:							
14.1) Fully Detailed Specification/Pricing Document (Job Costing Document)	Not Offered	£995-£1400**	£995-£1400**	£995-£1400**	£995-£1400**	✓	✓
14.2) Issue Specification/Pricing Document To Builders	Not Offered	£995-£1400**	£995-£1400**	£995-£1400**	£995-£1400**	✓	✓
14.3) Assess Tender Returns	Not Offered	incl in 12.2	incl in 12.2	incl in 12.2	incl in 12.2	✓	✓
14.4) Recommend Builder	Not Offered	incl in 12.2	incl in 12.2	incl in 12.2	incl in 12.2	✓	✓
15.0) PROJECT MANAGEMENT:							
15.1) Appoint Builder		✓	✓	✓	✓	✓	✓
15.2) Issue Contract Documentation		✓	✓	✓	✓	✓	✓
15.3) Produce Construction Program		✓	✓	✓	✓	✓	✓
15.4) Manage Works		✓	✓	✓	✓	✓	✓
15.5) Carryout Regular Progress Meetings & Site Meetings		✓	✓	✓	✓	✓	✓
15.6) Cost Management		✓	✓	✓	✓	✓	✓
15.7) Final Account Agreement		✓	✓	✓	✓	✓	✓
15.8) Completion Certification & Snagging		✓	✓	✓	✓	✓	✓
15.9) 12 Months Defects Management		✓	✓	✓	✓	✓	✓
16.0) DESIGN & BUILD							
16.1) One Stop Shop Taking Complete Responsibility For Everything		✓	✓	✓	✓	✓	✓
16.2) Detailed Price Breakdown Of Build Cost		✓	✓	✓	✓	✓	✓
16.3) Quality Workmanship Using Trained Operatives		✓	✓	✓	✓	✓	✓
16.4) Gas Safe Certification (Compulsory For Building Control Approval)		✓	✓	✓	✓	✓	✓
16.5) NICEIC Electrical Certification (Compulsory For Building Control Approval)		✓	✓	✓	✓	✓	✓
16.6) Full Time Site Supervisor		✓	✓	✓	✓	✓	✓
16.7) 24/7 Contact Us Facility		✓	✓	✓	✓	✓	✓
16.8) Help With Selecting Materials, Kitchens, Tiles etc.		✓	✓	✓	✓	✓	✓
16.9) Detailed Program Working With You To Minimize Disruption		✓	✓	✓	✓	✓	✓
16.10) Completion Test Certifications, Work Guarantees		✓	✓	✓	✓	✓	✓
16.11) Personal Customer Support Manager		✓	✓	✓	✓	✓	✓
17.0) TOTAL FEE (For All Ticked Items Above Only)	£3,500	£995	£2600-£2900	£2900-£3300	£3300-£4100	POA	POA
Note:							
* Actual build cost within Bluetime Design & Build Package is priced specific for each project and is not included in total price shown above							
** This cost is not included in Total Price							
*** Other Architects don't offer this as part of their service. We do because it can be a real inconvenience for our clients having to pay separate fees to all the different Local Authorities. Basically we offer to pay them all for you. Fee includes a small admin charge for completing and submitting forms and liaison with council officers. Local authority fees differ per area and size of job - we may have to adjust the figure quoted accordingly on a project by project basis.							
# For projects with a budgeted or construction value above £200k an additional 3% of construction/budget value (whatever is higher) is chargeable in addition to this fee							
For all packages with projects with a budgeted or construction value above £200k an additional 0.5% of construction/budget value (whatever is higher) is chargeable in addition to all package fees to cover additional design costs							
VAT is excluded from the above prices and should be added at the current UK rate							

BLUELIME RESIDENTIAL SERVICE PACKAGES EXPLAINED



How to extend your home guide is a 28 page document giving you all the information you need to know about extending your home, what to be aware of, cost information etc. it is concise and thorough and will be of immense benefit to you whether you use or services or not. Its completely free - compliments of us!

Initial Design Consultation is where we discuss over the phone or meet with you at your property and go through different ideas on how we can make improvements to your home. We will also explain in detail how the whole property development process works and everything else you need to be aware of. This can take as long as you want, there is no time limit. Again completely free and no obligation.

Proposal Document (Design Report) confirming everything discussed and is where many of the following items are confirmed. It also gives you an idea of how much your project is likely to cost.

Design Brief (Project Brief) is our understanding of what you want to achieve from our initial design consultation in terms of aesthetics, rooms, layout etc. basically the things that you want to achieve by developing your property. The brief also ensures we have understood exactly what you want. You can amend or change this at any time up until we start the designs. After that we can still alter designs as necessary.

Outline Process summarizes your next steps and things you need to consider.

Program confirms suggested time frames for your project.

Measured Building Survey is where we survey and measuring your house so we can produce existing plan and elevation drawings showing how your house looks right now. We will also use this time to go through the design brief again and take into consideration any changes you may have thought of since we last met.

Existing Plans & Elevations are produced by us in Autodesk Revit and show exactly how your house looks right now.

Design Options are produced by us in Autodesk Revit and will show several ways of achieving your requirements both in 2D and 3D. There is always more than one and quite often more than 3 ways to achieve your requirements. We want to ensure that together we have thought of everything. We will draw up plan layouts and elevations all in Revit so things can be easily changed or adjusted if necessary rather than the old way by hand which is a nightmare to change anything and costs you more time and money when things do need changing. We will draw several plan layout options and discuss these with you so you are actively involved in the design process and you get exactly what you want.

Final Layout & Elevations - Together we will pick the best bits of all the plan layout options, mash them up together and come up with a final plan layout that we are sure you will be happy with. We will draw up this final plan layout design and email it to you for sign off. Even if you think of something else at this stage – not a problem lets incorporate that now as well. We will then draw up what it will look like on the outside (the proposed elevations), how it blends in with the existing property and make any amendments to the outside that you may want at this stage.

3D Phot Realistic visualization can be produced using the latest software that will help you picture exactly how the completed project will look in real life.

Planning Application - Once you are happy with how the outside looks we will then add lots more technical detail, consult your local planning officer on your behalf, complete all forms and make the planning application to your local council for you.

Design & Access Statement is a document that describes in words the proposed development and is produced by us at the request of the Local Authority.

Ongoing Liaison with your Local Planning Authority will be maintained by us throughout the planning phase keeping you informed of what is happening as much as feasibly possible. However it is notoriously difficult to get hold of planning officers and it does tend to go a bit quiet during the planning phase. Occasionally we will meet with the planning officer prior to submitting the application to ensure they are happy with the proposals and to increase your chances of getting it through. We advise you to meet with your neighbours at this time to talk through your proposals and get their support.

Construction Drawings & Specification are produced by us and give precise construction details for builders to price from. These are also used for the Building Control application. We will email these out to at least 3 of our recommended builders and whoever else you wish to price the work.

Structural Design & Calculations give precise details on the steel beams and all structural requirements. They are also used by the builders for pricing and form part of the Building Control application.

Full Electrical Layouts are produced by us in AutoCAD typically showing spotlight positions, light switches, wiring looms, power, data, aerial sockets etc. This is a unique part of our service that is not often offered by designers but which is of huge benefit to you by helping ensure the builders price for everything on a like for like basis meaning no cost surprises for you later. Ultimately this reduces risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset. This leaves nothing to chance and ensures your construction budget is never exceeded throughout the build as a result of inadequate or insufficient information provided at the design stage.

Full Mechanical Layouts are produced by us in AutoCAD typically showing proposed radiators, boilers, cookers, showers, toilets etc. This is a unique part of our service that is not often offered by other designers but which is of huge benefit to you by helping ensure the builders price for everything on a like for like basis meaning no cost surprises for you later. Ultimately this reduces risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset. This leaves nothing to chance and ensures your construction budget is never exceeded throughout the build as a result of inadequate or insufficient information provided at the design stage.

Full Drainage Layouts are produced by us in AutoCAD typically showing all existing and proposed foul/storm water drainage runs (inside and outside), manholes, etc. This is a unique part of our service that is not often offered but which is of huge benefit to you by helping ensure the builders price for everything on a like for like basis meaning no cost surprises for you later. Ultimately this reduces risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset. This leaves nothing to chance and ensures your construction budget is never exceeded throughout the build as a result of inadequate or insufficient information provided at the design stage.

Door, Ironmongery & Finishes Schedule are produced by us in AutoCAD typically showing details all new doors. This is a unique part of our service that is not often offered by other designers but which is of huge benefit to you by helping ensure the builders price for everything on a like for like basis meaning no cost surprises for you later. Ultimately this reduces risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset. This leaves nothing to chance and ensures your construction budget is never exceeded throughout the build as a result of inadequate or insufficient information provided at the design stage.

Building Control Application is a legal requirement and ensures your property has been designed in accordance with building regulation requirements. We often recommend using an Approved Building Control Inspector who act independently from the council and who tend to work with you to make sure your building work is safe and sound whilst thinking a little more commercially sympathetic. We will appoint Building Control on your behalf so you don't need to worry about that either.

BLUELIME RESIDENTIAL SERVICE PACKAGES EXPLAINED



Thames/Southern Water build over application is another legal requirement that we will take care of if the building is near an existing sewer.

Thames/Southern Water: Often drains near the property are considered sewers as they connect more than one property – If your extension falls within 3m of these drains a build over application will be required. We can do this for you but you need to be aware of additional Thames/Southern Water fees which can range between £450 and £1300. A deposit of £1300 is also occasionally required. This can only be determined once we make the application. They also sometimes want a CCTV survey to be carried out before and after which can cost up to £750 although this normally only applies to Commercial property.

Builder Liaison - We will deal with any design issues the builder may have throughout the works and visit site if necessary. We will never leave you to deal with design matters on your own.

Budget Construction Costs - This is a unique part of our service. We provide budget costs relating to each layout option to give indicative construction costs in advance of tender returns from contractors. This is beneficial to determine if the scheme needs to be adjusted in size or complexity to meet your budget expectation in advance of appointing building contractors to price. To us this is an absolute essential part of the service – there is no point us designing you something that you cannot afford. Builders prices fluctuate for various reasons but we are comfortable that our budget estimates are representative of today rates. This de-risks the financial investment for you.

Insurance protection - You can rest assured that your development is in safe hands and that you will always be covered in the unlikely event anything should go wrong. As a Limited Company we carry full Employers, Public and Products Liability insurance up to £2,000,000 and Professional Indemnity insurance up to £250,000. We also ensure that any contractors we use have suitable Employers, Public and Products Liability also (they don't need Professional Indemnity). Additional (Contractors All Risk) protection can be provided which provides you with full insurance protection during the works should there be an incident not normally covered by your household insurance.

Party Wall Surveyor: Often due to the sensitivity and proximity to neighboring properties we advise to appoint a party wall surveyor. A party wall surveyor will carryout a condition survey of any shared walls to determine if any damage is caused as a result of the works. It is not always necessary but is advisable.

Increased Property Value - It is worth noting that most projects we have completed to date has increased the value of the property beyond the cost of design and build. Even if your circumstances change; having planning permission for an extension to your house alone will increase the value of your property beyond the costs highlighted above. So whatever way you do it investing money on your home now is the safest investment you can possibly make. Whatever you spend now on obtaining planning permission will be returned to you at a decent rate of return in the event you were to sell in the future and most definitely at a better rate than what it will bring sitting in a bank account.

Fully detailed specification/pricing document describes your project in detail beyond what is shown in the drawings and specification used for Building Control. This de-risks the project for you even further by ensuring the builders all price on consistent information and format. It allows a much easier comparison of builders quotes and will highlight any anomalies or areas of financial risk before incurring cost. It reduces risk of variations and increased cost at a later date.

Assess Tender Returns - We will carryout a full assessment and summary report on the tender bids received making sure everything has been priced for correctly and the builders have fully understood your requirements

Recommend builder based on tender return assessment and taking into consideration previous work completed, client testimonials, price for the works etc. You can then decide whether you want to go with our recommendation or not.

Project Management - Is where we Project Manage your project for you if you dont have time or wish to manage the project yourself. Using us to project manage gives you total piece of mind that your project is being managed correctly. We write out a pricing document as described above, get competitive tender bids from different builders including those on our approved list any others you might like to use. We will assess the tender returns and recommend the builder to use (which isn't always the cheapest). We will deal with all the builders involved so you don't have to. We make sure things are being done on time and to a high quality standard, we make sure things are being costed correctly and that you are not being overcharged. If the builder starts to fall behind program we will deal with it. If there is anything you are not happy with we will deal with it on your behalf. We will draw up a contract safeguarding you and the builder and will include warranties. We will manage payments and variations throughout the build and ensure that the builder is only paid for work completed not for work yet to complete which is a common trick of the trade to be wary of!

Design & Build - If you want total piece of mind and a single one stop shop for everything then our Design and Build package will be right for you. As the title suggests we effectively design your new house, get all the approvals, project manage and build it. This gives you a dedicated Personal Customer Support Manager who will deal with everything for you. You don't need to worry about whether you need to speak to building control, the builder, the architect or whoever. Any queries or concerns you may have are dealt with your own Personal Customer Support Manager. You don't need to worry about a thing we handle everything from design, through planning permission, building control approval, construction, everything. This is a total risk free solution and gives you pretty much everything in the Platinum package plus much much more.

SAP Assessment - The Standard Assessment Procedure (SAP) is the methodology used by the Government to assess and compare the energy and environmental performance of dwellings. Its purpose is to provide accurate and reliable assessments of dwelling energy performances that are needed to underpin energy and environmental policy initiatives.

EPC Certificate - Energy Performance Certificates (EPCs) are needed whenever a property is built, sold, rented. You must order an EPC for potential buyers and tenants before you market your property to sell or rent.

Air Pressure Test -Airtightness for Part L Building Regulations and Building Standards compliance

Water Calculation - Likely water use/bill calculation



What package should I go for?

The Basic Package is our entry level "Pay As You Go" offering which puts you firmly in the driving seat and is best suited for basic Single Storey Extensions/Loft Conversions and minor Internal Remodels.
 This package includes your Existing Designs plus a further 3 Design Options.
 Presented in 2D format these designs will either allow you to make your own Planning Application or Bluelime Home Design can even do this for you should you require at an additional cost.
 By engaging with us using the Basic Package, you control how much or how little involvement Bluelime have in the completion of your Project and you control the various design/application payments throughout the duration of the process.

BASIC ARCHITECTURAL SUPPORT PACKAGE

This really depends on how much responsibility you want to take on. If you simply want to increase the value of your property by getting planning permission or if you simply want to get something approved that you may want to build later then our Bluelime Bronze package is for you. This will get you planning approval only. With the Bronze Package, you get everything in the Basic Package PLUS the following:
 1) A total of 5 Basic 3D Design Options with budget build costs included (instead of the 3 basic 2D drawings without budget costs you get in the Basic Architectural Support Package), the budget build costs allow you to keep one eye on the overall budgets during the design process which is very helpful if you have a restricted construction budget.
 2) We also provide you with a full set of Planning Drawings in PDF format.
 3) We make the planning application to the relevant council on your behalf.

BRONZE

If you want to increase the value of your property slightly further, have time to commit to the project and want to take a hands on approach our Silver package may be right for you. You get up to 7 design options to review, all done in 3D Revit making those tricky design options easier. You only get basic construction drawings meaning you are reliant on a good quality builder you can fully trust to price up the electrics and mechanical works etc accurately based on limited detail. We also make the Building Control Application for you. Silver is for you if you can answer yes to all of the following questions:
 1) You are likely to build the project sometime soon
 2) You have time available to commit to the project and are capable of managing it personally
 3) You are happy to manage and deal with the builders directly yourself
 4) You are happy to use one of our approved builders who know what is required based on limited construction design detail
 5) Your chosen builder has gave you a fixed price for the work with full itemized breakdown
 6) Your preferred builder has gave you a full itemized cost breakdown for electrical sockets, lights, switches, radiators, doors, ironmongery, drainage and you are happy with what he has priced

SILVER

Our silver package basically gets you planning approval, building control approval and construction drawings for builders to price from but not full electrical, mechanical, drainage, door ironmongery details. Not having these details in place means builders quotations will vary considerably as they will all make different assumptions as to what you want when pricing. This therefore makes our silver package more suitable when you have a trusted preferred builder in place who you know will not charge you extra for not having these elements designed in. Note however that not having these details designed in from the outset increases the likelihood of additional variation costs later during the build potentially putting your project over budget. Our Silver package is the minimum required if you are actually going to build the project anytime soon. It will get you planning approval and building control approval and sufficient detail for builders to build from.

Our gold package is by far our most popular (and this is for good reason). Our Gold Package gives you everything you get in the Silver package but also provides that missing detail from the silver package. You get full construction drawings (Not just basic in the Silver Package) i.e. full electrical, lighting, mechanical, heating and plumbing, drainage, door, and ironmongery details. This leaves nothing to chance whether you have a trusted builder on board or not. There is sufficient detail for builders (eithers yours or our own approved builders) to give accurate quotations that can be relied upon and they can build from. Gold gets you planning permission, building control approval and is really the minimum we recommend if you intend to build anytime soon. Our Gold Package is designed to save you money when it comes to the Build Phase and it always does!

GOLD

If you don't have time to manage the project yourself and want total peace of mind that your project is being managed for you and you want to get competitive tender bids from different builders including those on our approved list then Platinum is right for you. We will assess the tender returns and recommend the builder to use (which isn't always the cheapest). We will deal with all the builders involved so you don't have to. We make sure things are being done on time and to a high quality standard, we make sure things are being costed correctly and that you are not being overcharged. If the builder starts to fall behind program we will deal with it. If there is anything you are not happy with we will deal with it on your behalf. We will draw up a contract safeguarding you and the builder and will include warranties. We will manage payments and variations throughout the build and ensure that the builder is only paid for work completed not for work yet to complete which is a common trick of the trade to be wary of! Our Platinum Package suits the busy professional who doesn't have the time to deal with a builder throughout the Construction Phase of your Project.

You get everything included in the Gold Package PLUS the following;

- 1) Let us ease the pressure and Project Manage the day to day tasks required in order to see the construction of your project all the way through to completion. Let Bluelime be the "go between" you and your chosen builder and allow us to make sure things go according to plan, on time and most importantly, on budget. We will prepare the project for tender, assess the tender returns and present to you for comparison in an easy to understand spreadsheet format.
- 2) We will appoint the builder on your behalf ensuring nothing has been left out of their tender return.
- 3) We issue Contract Documentation and liaise with your appointed builder to create your Construction Program ensuring your required timelines are met.
- 4) Within the contract documentation we will set out things like payment terms, timings for putting right any defects, amounts to be deducted every month for the defect liability period.
- 5) The builders site supervisor will liaise with you and manage works on a daily basis. But your dedicated project manager is there to coordinate things and deal with any other issues or queries you may have. He will also carry out regular site meetings to ensure the works are progressing at the right pace to meet the agreed deadlines.
- 6) We manage costs throughout the build keeping your project on budget. Of course there are occasionally unforeseeables that do arise and sometimes you may want extra things. That is no problem, we will ensure any changes you may want are taken into account by the builder and you are informed of any additional cost at the earliest opportunity
- 7) We manage the final account agreement ensuring you are not overcharged for anything and also complete the Final Certification & Snagging Processes which you need by law.

The Platinum Package is split into 2 main sections highlighted below:

COMPETITIVELY TENDER YOUR PROJECT

- 1) Our RICS qualified Quantity Surveyor will produce a fully detailed Specification/Pricing Document giving you cost certainty as no work elements or costs are missed
- 2) This document gives you an accurate cost breakdown of your project ahead of going to tender allowing us to make some costs saving decisions early if necessary
- 3) We will email the tender pack to our recommended builders and any others you wish to price your project which should give you a good spread of priced options to choose from
- 4) The pricing document means that all the tender returns are presented in an agreed easy to compare format making it easier to spot any inconsistencies.
- 5) We will analyse the tender returns and present our comparison and recommendations in an easy to use spreadsheet.

PROJECT MANAGEMENT

- 1) We will appoint the builder on your behalf ensuring nothing has been left out of their tender return.
- 2) We issue Contract Documentation and liaise with your appointed builder to create your Construction Program ensuring your required timelines are met
- 3) Within the contract documentation we will set out things like payment terms, timings for putting right any defects, amounts to be deducted every month for the defect liability period. This safeguards you that the builder will never disappear or not complete his work.
- 4) The builders site supervisor will liaise with you and manage works on a daily basis. But your dedicated project manager is there to coordinate things and deal with any other issues or queries you may have. He will also carry out regular site meetings to ensure the works are progressing at the right pace to meet the agreed deadlines.
- 5) We manage costs throughout the build keeping your project on budget. Of course there are occasionally unforeseeables that do arise and sometimes you may want extra things. That is no problem, we will ensure any changes you may want are taken into account by the builder and you are informed of any additional cost at the earliest opportunity
- 6) We manage the final account agreement ensuring you are not overcharged for anything and also complete the Final Certification & Snagging Processes which you need by law.

This is our Halo offering, the Design & Build Package (D&B) is our high-end, most involved service and includes everything required to completely deliver on your project right from the very beginning all the way through to the end.

Our D&B Package includes everything in the Platinum Package PLUS the following;

- 1) Everything within the Project management service above
- 2) Bluelime take full responsibility for everything giving you clear accountability and one person to go to with all your queries or concerns.
- 3) Our RICS qualified Quantity Surveyor will produce a fully detailed Specification/Pricing Document giving you cost certainty as no work elements or costs are missed
- 4) Your contract remains with us as your appointed builder so we guarantee the relevant trades are all fully certified (we use Gas Safe Plumbing Engineers and also NICEIC Electrical Engineers).
- 5) A full time Site Supervisor is appointed meaning everything is managed properly on site. This is especially important when you are living in the property whilst the works are progressing.
- 6) You also get a 24/7 'Contact us' provision meaning you should always be able to get hold of someone all the time
- 7) We provide assistance with your materials selection (using a normal builder will mean this is your responsibility).
- 8) Our detailed Construction Program means we work closely with you to minimise disruption as much as possible during the build phase.
- 9) Bluelime provide Completion Test Certifications and Work Guarantees.
- 10) Bluelime provide you with a Personal Customer Support Manager who oversees and manages everything meaning you only need to have one point of contact.
- 11) You tend to find with our D&B service we are able to meet your timelines better as we have direct control of the trades. With Project Management you are still relying on busy builders being able to meet your deadlines and inevitably they are fitting you in and around their other work. With Bluelime Design & Build you get our undivided attention.

If you want total piece of mind and a single one stop shop for everything then our Design and Build package will be right for you. This gives you a dedicated Personal Customer Support Manager who will deal with everything for you. You don't need to worry about whether you need to speak to building control, the builder, the architect or whoever. Any queries or concerns you may have are dealt with your own Personal Customer Support Manager. You don't need to worry about a thing we handle everything from design, through planning permission, building control approval, construction, everything. This is a total risk free solution and gives you pretty much everything in the Platinum package (other than the competitive tendering element) plus much much more. Heres what you get in detail:

- 1) Everything within the Project management service above
- 2) Bluelime take full responsibility for everything giving you clear accountability and one person to go to with all your queries or concerns. You have no worries about who done what work – Bluelime is ultimately responsible for everything in the build and pre build.
- 3) We provide a full QS pricing service as part of our D&B package.
- 4) Our RICS qualified Quantity Surveyor will produce a fully detailed Specification/Pricing Document giving you cost certainty as no work elements or costs are missed.
- 5) This document gives you an accurate cost breakdown of your job early allowing us to make some cost saving adjustments or additions if necessary and before its too late. With traditional builders this is not possible. You simply get their summary cost sheet or letter which is seldom broken down to the detail you need in order to make those critical cost saving decisions.
- 6) Your contract remains with us as your appointed builder so we guarantee the relevant trades are all fully certified (we use Gas Safe Plumbing Engineers
- 7) A full time Site Supervisor is appointed meaning everything is managed properly on site. This site supervisor is your person to go to get things sorted on site. This is especially important when you are living in the property whilst the works are progressing.
- 8) You also get a 24/7 'Contact us' provision meaning you should always be able to get hold of someone.
- 9) We provide assistance with your materials selection (using a conventional builder will mean this is your responsibility).
- 10) Our detailed Construction Program means we work closely with you to minimise disruption as much as possible during the build phase.
- 11) Bluelime provide Completion Test Certifications, Work Guarantees and a written industry standard contract that safeugards both of us and makes sure the project is administered fairly from start to finish.
- 12) We provide you with a Personal Customer Support Manager who oversees and manages everything meaning you only need to have one point of contact.

TO SUMMARISE, WITH DESIGN & BUILD YOU GET:

- 1) **Single source of accountability** –The design-build method fosters teamwork and lends itself to cooperation. The relationship built during the design phase helps to ensure that the stage is set for a successful construction project. You have one company/person to go to for everything. You don't need to worry about 'who done what'
- 2) **Budget management** –Once the scope of work has been finalised, the project costs are clearly defined and controlled.
- 3) **Enhanced communication** –Specific design and construction details are being developed throughout the entire build process and the focus stays on owner "value". The communication benefits of working with a design professional and a construction expert at the same time under one roof ensures that any potential problems are discovered and dealt with early.
- 4) **Faster project completion** – Design & build projects can be completed in a shorter amount of time because: Bid time is reduced, scheduling for the project can begin earlier without the requirement to wait for a building contractor to become available, potential construction problems are uncovered early and enhanced communication keeps everything moving.
- 5) **Quality Control** – The design build method helps to remove ambiguity that may arise in material and construction specifications. Since the designer, engineer and builder are from the same firm, the focus remains on protecting your interests.