

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



Ref: BL/BRSPCC/EC/260422

	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 On Site Face to Face 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) 3D Site scan/survey		✓	✓	✓	✓	✓	✓
2.2) Discovery Meeting on site (upto 2hrs) with sketch ideas, budget and planning discussions	✓	✓	✓	✓	✓	✓	✓
2.3) Existing Plans & Elevations	✓	✓	✓	✓	✓	✓	✓
2.4) Max number of Design Amendments	1	1 (sketch only)	1	1	Up to 3	Up to 3	Up to 3
2.5) Additional Charge for additional design amendments (per amendment)	£350**	£250**	£250**	£250**	£250**	£250**	£250**
2.6) Final Layout & Elevations	✓	✓	✓	✓	✓	✓	✓
2.7) 3D Autodesk Revit Model For Each Option	✓	✓	✓	✓	✓	✓	✓
2.8) 3D Photo Realistic Visualization (Optional)	£1000**	£550**	£550**	£550**	£550**	£550**	£550**
2.9) In Office Design Review Meeting	✓	✓	✓	✓	✓	✓	✓
2.10) Planning Application Support	✓	✓	✓	✓	✓	✓	✓
2.11) Design & Access Statement (If requested by council)	✓	✓	✓	✓	✓	✓	✓
2.12) Ongoing Liaison With Your Local Planning Authority	✓	✓	✓	✓	✓	✓	✓
3.0) Council Planning Application Fee***	Not Offered		£256**	£256**	£256**	£256**	£256**
4.0) BUILDING CONTROL PHASE:							
4.1) Construction Drawings & Specification	✓	✓	✓	✓	✓	✓	✓
4.2) Structural Design & Calculations (If we are appointed to undertake Structural Design Services)	£750-£2400**		£950-£1850**	£950-£1850**	£950-£1850**	£950-£1850**	£950-£1850**
4.3) Electrical/Lighting Layout	✓	✓	✓	✓	✓	✓	✓
4.4) Basic Mechanical Layout	✓	✓	✓	✓	✓	✓	✓
4.5) Drainage Layout	✓	✓	✓	✓	✓	✓	✓
4.6) Basic Door Schedule	✓	✓	✓	✓	✓	✓	✓
4.7) Building Control Application Support (If we are appointed to undertake BC services)	✓	✓	✓	✓	✓	✓	✓
4.8) Builder Liaison (Answering builder queries via telephone call. Site visits charged on case by case basis)	✓	✓	✓	✓	✓	✓	✓
5.0) Thames/Southern Water Authority Build Over Application (May not be required)***	Not Offered		£550/£1048**	£550/£1048**	£550/£1048**	£550/£1048**	£550/£1048**
6.0) Building Control Authority Plan Assessment & Site Inspection fee ***	£900-£1600**		£930-£1445**	£930-£1445**	£930-£1445**	£930-£1445**	£930-£1445**
7.0) SAP Assessment, CPC Certificate, Air Pressure Test, Water Calculation (Optional)	£850each**		£650each**	£650each**	£650each**	£650each**	£650each**
8.0) CCTV Drainage Survey (Add £50/manhole >3)	£450**		£350**	£350**	£350**	£350**	£350**
9.0) CDM 2015 (Principle Designer Role)	£750**		£550**	£550**	£550**	£550**	£550**
10.0) BUDGET GUIDANCE			✓	✓	✓	✓	✓
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**
12.0) PARTY WALL SURVEYOR (Optional)	£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**	✓	✓
14.2) Issue Specification/Pricing Document To Builders	Not Offered					✓	✓
14.3) Assess Tender Returns	Not Offered					✓	✓
14.4) Recommend Builder	Not Offered					✓	✓
15.0) PROJECT MANAGEMENT:							
15.1) Appoint Builder						✓	✓
15.2) Issue Contract Documentation						✓	✓
15.3) Produce Construction Program						✓	✓
15.4) Expert assistance with managing the Works						✓	✓
15.5) Complete 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) Bluetime take additional responsibility for the build							✓
16.2) Detailed Price Breakdown Of Build Cost							✓
16.3) Quality Builders who have a proven track record							✓
16.4) Gas Safe Certification (Compulsory For Building Control Approval)							✓
16.5) NICEIC Electrical Certification (Compulsory For Building Control Approval)							✓
16.6) Site Supervisor							✓
16.7) Help With Selecting Materials, Kitchens, Tiles etc.							✓
16.8) Detailed Program Working With You To Minimize Disruption							✓
16.9) Completion Test Certifications, Work Guarantees							✓
16.10) Personal Project Manager							✓
17.0) TOTAL FEE (For All Ticked Items Above Only)	£3,500	£995	£2600-£2900	£2900-£3300	£3300-£5900	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 all packages with projects with a budgeted or construction value above £200k an additional 0.5% to 3% 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

Figures based on a typical Single Storey Extension Project

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 our services or not. It's 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.

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.

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/3d scan and measure your house so we can produce existing plan and elevation drawings showing how your house looks right now.

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

Design Option. We will draw up your plan layout and elevations making sure you are actively involved in the design process and you get exactly what you want.

Final Layout & Elevations - We will complete your final plan layout design and email it to you for sign off. 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 before we make your planning application.

3D Photo Realistic visualization can be produced using the latest software that will help you picture exactly how the completed project will look in real life. This option is only recommended for projects valued at £500,000+

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.

Electrical Layouts are produced by us in Revit or AutoCAD typically showing spotlight positions, light switches, wiring looms, power, data, aerial sockets etc. (Gold Package and above). This is a unique part of our service that is not often offered by other Architects and Designers but which is of huge benefit to you by helping ensure the builders price for everything on a like for like basis. Ultimately this can reduce risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset.

Basic Mechanical Layouts are produced by us in Revit or 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. Ultimately this can reduce risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset.

Drainage Layouts are produced by us in Revit or AutoCAD typically showing all existing and proposed foul/storm water drainage runs where visible (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. Ultimately this can reduce risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset. We recommend getting a CCTV drainage survey to get the most accurate drainage information.

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. Ultimately this can reduce risk and cost for our clients as the building contractor has all the information they require to provide an accurate quotation from the outset.

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 (within reason) deal with any design or structural questions the builder may have throughout the works.

Budget Guidance - This is a unique part of our service. We provide budget guidance relating to your design option to help you calculate 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.

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 carry out 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 a high percentage of projects we have completed to date have increased the value of the property beyond the cost of design and building works. Even if your circumstances change; having planning permission for an extension to your house on its own will increase the value of your property. So whatever way you do it investing money on your home now one of the safest investments you can make.

Fully detailed specification/pricing document describes your project in detail beyond what is shown in the drawings and specification used for Building Control. This further de-risks the project for you by ensuring the builders all price on consistent information and in a similar 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 carry out 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

Project Management - Is where we Project Manage your project for you if you don't have time or wish to manage the project yourself.

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.

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

FAQ'S



What package should I go for?

<p>The Basic Package is our entry level "Pay As You Go" offering.</p> <p>This package includes your Existing Designs plus a basic design option with no amendments.</p> <p>Presented in 2D format these designs will allow you to make your own Planning Application.</p>	BASIC ARCHITECTURAL SUPPORT
<p>If you simply want to increase the value of your property by getting planning permission and don't intend to build then this is the best option.</p> <p>We Include existing designs plus 1 x Design Option all in 3D.</p>	BRONZE
<p>Bronze Package plus we create your design in 3D to make those tricky design options easier. Includes basic construction drawings plus planning and building control support. Silver is for you if you can answer yes to all of the following questions:</p> <ol style="list-style-type: none"> 1) You are likely to build the project 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 a builder from our panel 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 itemised breakdown 6) Your preferred builder has gave you a full itemised cost breakdown for electrical sockets, lights, switches, radiators, doors, ironmongery, drainage and you are happy with what they have priced <p>Our silver package basically gets you a planning application and basic construction drawings for builders to price from but not 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.</p>	SILVER
<p>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 and lighting layouts for new and affected rooms, basic heating, 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 (either yours or from our panel of builders) to give accurate quotations that can be relied upon and they can build from. Gold gets you a planning application and is really the minimum we recommend if you intend to build anytime soon. Our Gold Package is designed to reduce risk of costly variations during the build phase</p>	GOLD

What package should I go for?

- 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 and assist you with managing the work from start to Practical Completion

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 panel of builders 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 properly on site. This is especially important when you are living in the property whilst the works are progressing. But your dedicated project manager is there to coordinate things and deal with any other issues or queries you may have. He will also carryout 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 an eye 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.

PLATINUM

What package should I go for?

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) Your contract remains with us as your appointed builder so we ensure the relevant trades are certified (ie we use Gas Safe Plumbing Engineers and also NICEIC Electrical Engineers).
- 2) Whilst interior design is always an additional cost should you want it; we provide assistance with your materials selection (using a normal builder will mean this is your responsibility).
- 7) Our Construction Program means we work closely with you to minimise disruption as much as possible during the build phase.
- 8) Bluelime provide Completion Test Certifications and some product guarantees.
- 9) Bluelime provide you with a Personal Project Manager who oversees and manages the project for you 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 Project 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:

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.
- 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 operate under one roof the focus remains on protecting your interests.