

Declaration of Authorship

AB968: Professional Studies

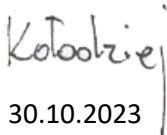
Declaration

"I/we hereby declare that this submission is my/our own group work and has been composed by myself/ourselves. It contains no unacknowledged text and has not been submitted in any previous context. All quotations have been distinguished by quotation marks and all sources of information, text, illustration, tables, images etc. have been specifically acknowledged.

We/I accept that if having signed this Declaration our/my work should be found at Examination to show evidence of academic dishonesty the work will fail and I/we will be liable to face the University Senate Discipline Committee."

Name(s): Konrad Kolodziej

Signed:



Date: 30.10.2023

Department of Architecture
Level 3, James Weir Building
75 Montrose Street
Glasgow G1 1XJ

t:+ 44 (0) 141 548 3023/3097/4219

e: architecture@strath.ac.uk

The place of useful learning

The University of Strathclyde is a charitable body, registered in Scotland, number SC015263

Date: 23.10.2023

To,

Florent UKEHAXHAJ - CEO of UKPF Ltd.

Site Address:

Brownfield site, Woodville, Scotland, BF5 2ET

Dear Florent,

After acknowledgment of the agreement drafted by your lawyer, I would like to flag some issues associated with the document and possible issues that may appear during the construction process.

The site investigations at Brownfield reported patchy materials of hazardous substances. The report shows that we will need to hire a specialized company to remove it and it can impact the length and cost of work as well.

Looking at the given timeframe 1st September 2023 to 1st September 2024, when it is the end of October 2023 it is very unlikely that all construction works can be delivered before the given date. It is doable for the design team to deliver the needed drawing packs, and the construction team to finish the work, but awaiting time for council decisions to issue Planning approval and Building Warrant approval may vary depending on the council workload and can take months, or even years for each decision. For that reason, we cannot take responsibility for the council's waiting time, which can have a significant impact on handover dates.

There is also a possibility of starting work before the planning application and building warrant will be approved as it is not against the law. However, this should be preceded by a pre-planning application and fit perfectly into the planning policies for the site area but it does not guarantee that further planning application will be successful. As a client you need to be responsible for this decision. You might consider the above-mentioned option to fit within the given timeframe.

We can see, that your preferred contractor is Tiny Builders Ltd. However their history shows that previous projects were associated with delays and disputes over the weather and design changes. To minimise the possibility of such problems occurring during this project I would like to recommend the best procurement route for you, which is the traditional SBC/Q/Scot contract. The traditional contract will let us choose the best contractor who will fit our needs. The traditional contract will also be associated with continuous supervision of the site by one of our architects, who will be able to find any potential problems that can appear during the construction process and find solutions to mitigate possible delays and unplanned costs. The traditional build will be more involving for the design team but it will let us prepare a more accurate design to choose the most suitable contractor for the construction process and supervise the whole process until the handover by our architects.

Unfortunately, we cannot agree with the fixed fee proposed by your lawyer as it does not necessarily entitle us to extra fees. If you would like to change the scope of work. Additionally, this term is not recognized by RIBA appointment, which we want to sign with you as a RIBA-accredited chartered practice.

Also, we noticed some problems with the copyrights offered by you. As we mentioned before we are RIBA and ARB board-registered architects we would like to stick to the copyrights proposed in the RIBA agreement which sounds:

“Copyright and Licence

- 1.1 Subject to clause 6.2, the Principal Designer shall own all intellectual property rights, including the copyright in documents produced in performing the Services.
- 1.2 To the extent that fees and other amounts properly due are paid, the Client shall have a licence to copy and use all documents provided by the Principal Designer in either paper or digital formats only for purposes related to construction of the Project or its subsequent use or sale.
- 1.3 Copying or use of the documents which have been provided in either paper or digital formats by any Other Client Appointments providing services to the Project shall be deemed to be permitted under a sub-licence granted by the Client, whether such documents were issued by the Client or on the Client’s behalf.
- 1.4 The Principal Designer shall not be liable for any use of the documents which have been provided in either paper or digital formats other than for the purpose for which they were prepared and provided by the Principal Designer.”

In terms of job costing, if you would like to pay a lump sum – which is the most similar to what your lawyer offered, our company on the basis of a median fee for projects within RIBA stages 1-7, our company would charge you 4.5% of the project value. This price may change together with the project value.

Total lump sum: £ 15 000 000 x 4.5% = £ 675 000

The chosen rate is based on a tight timeframe, risks connected with possibly contaminated land, and complexity of works to maximize your chance for the application to be successful.

This pricing will be broken down and paid along each RIBA stage between 0-7 after finalizing each of them.

1 st stage	£19000	est. length: 2 weeks
2 nd stage	£103950	est. length: 10 weeks
3 rd stage	£113400	est. length: 10 weeks
4 th stage	£330750	est. length: 18 weeks
5 th stage	£54000	est. length: 2 weeks
6 th stage	£54000	est. length: 2 weeks

Additionally, if you are not happy with the lump sum offer, it is possible to appoint us for hourly rates which are:

Part 1	£40
Recent Part 2	£50
2-3 years Post Part 2	£55
Recent Part 3	£60
Project/Lead Architect	£70
Senior Architect/Principle Architect	£85

Please acknowledge with proposed RIBA Principal Designer Professional Service Contract, and let us know if you are happy to proceed with the proposed form of contract.

Bibliography:

RIBA principal designer professional services contract 23.10.2023.

<https://www.architecture.com/digital-practice-tools/riba-contracts/riba-principal-designer-professional-services-contract>.

UKPF LTD more information - Find and update company information -GOV.UK(29.10.2023).

<https://find-and-update.company-information.service.gov.uk/company/10860144/more>.

The median fee for projects RIBA stages 1-7 (no date) [https://s3-eu-west-](https://s3-eu-west-1.amazonaws.com/emap-nibiru-prod/wp-content/uploads/sites/4/2017/05/02025931/007_Fees_AJW_1705253-1600x834.jpg)

[1.amazonaws.com/emap-nibiru-prod/wp-](https://s3-eu-west-1.amazonaws.com/emap-nibiru-prod/wp-content/uploads/sites/4/2017/05/02025931/007_Fees_AJW_1705253-1600x834.jpg)

[content/uploads/sites/4/2017/05/02025931/007 Fees AJW 1705253-1600x834.jpg](https://s3-eu-west-1.amazonaws.com/emap-nibiru-prod/wp-content/uploads/sites/4/2017/05/02025931/007_Fees_AJW_1705253-1600x834.jpg).

Participation, E. (29.10.2023) *Town and Country Planning Act 1990*.

<https://www.legislation.gov.uk/ukpga/1990/8/section/73A>.

Architectural Salary Guide | 9B Careers (25.10.2023). [https://www.9bcareers.com/career-](https://www.9bcareers.com/career-support/salary-guide.aspx)

[support/salary-guide.aspx](https://www.9bcareers.com/career-support/salary-guide.aspx).

Architects Fees Marcus Beale (29.10.2023). [https://www.marcus-beale.com/wp-](https://www.marcus-beale.com/wp-content/uploads/2018_Architects_Fees_Marcus_Beale_B.pdf)

[content/uploads/2018 Architects Fees Marcus Beale B.pdf](https://www.marcus-beale.com/wp-content/uploads/2018_Architects_Fees_Marcus_Beale_B.pdf)

How do architects calculate their fees (25.10.2023). [https://www.architecture.com/working-with-](https://www.architecture.com/working-with-an-architect/how-do-i-calculate-an-architects-fees)

[an-architect/how-do-i-calculate-an-architects-fees](https://www.architecture.com/working-with-an-architect/how-do-i-calculate-an-architects-fees).

Waite, R. (2020) *AJ Fees Survey 2017: How much are you charging?*

<https://www.architectsjournal.co.uk/news/aj-fees-survey-2017-how-much-are-you-charging>.

Bahar, U. (2023) *Traditional Procurement vs Design & Build: Which One is Better?*

<https://urbanistarchitecture.co.uk/traditional-vs-design-and-build/>.