



APPENDIX 3

Call Off Contract

Faithful+Gould & The District Council of Folkestone and Hythe
Princes Parade Leisure Centre

PRICING SCHEDULE

Fee and Payment schedule

Our proposed Pagabo fees are:						
RIBA STAGES						
Discipline	Stage 2 Alignment	Stage 3	Stage 4	Stage 5	Stage 6	Total
Quantity Surveyor and Lead Consultant						
Principal Designer						
Project Manager						
Architect						
Structural and Civil Engineer						
M&E Engineer						
Landscape Architect						
Total						£1,132,309.50

We have made the following assumptions in preparing this proposal:

1. The proposal is issued under the Pagabo framework and is inclusive of Pagabo fees.
2. Our appointment will be via the Pagabo call-off contract.
3. We have provided fees associated with the respective design scope of services for a design and build procurement route. QS, PM and PD services will be for RIBA Stages 2 alignment to 6 and architect, landscaping, structural, civil engineering and mechanical and electrical services will be for RIBA Stages 2 alignment to 4 upon which they will be appointed by the main contractor. Design fees for RIBA Stages 5 and 6 have been shown separately as requested although it should be noted that these will not be delivered under our appointment as they do not include levy or lead consultant management costs.
4. The scope of works are as identified in the scope definition table, associated plan and accompanying scopes of services for each discipline as included in this proposal. Work to the development plots is excluded.
5. It is assumed the construction works are carried out by one main contractor under a single JCT Design and Build contract.
6. We have assumed all required surveys will be procured direct by the client.
7. The design team will identify survey requirements, develop scopes and obtain competitive quotes.
8. Planning and Building Regulation application fees are excluded.
9. No allowance has been made for a planning consultant, pool consultant or BREEAM assessor. It is assumed the client will make the appointment direct. Fees are excluded.
10. Post-occupancy Evaluation (RIBA Stage 7) services are excluded.

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11. Post contract monitoring services are excluded.
12. Clerk of works is excluded.
13. Services relating to Highway Agreements that may be required as a result of planning under Section 38 & 278 are excluded.
14. Services relating to carry out a flood risk assessment for the site are excluded.
15. Surveys/Validation of existing services are excluded. It is assumed existing record drawings will be used or further surveys will be instructed by the client.
16. Fire engineering is excluded.
17. Underground CCTV and mapping of underground drainage and services are excluded.
18. The proposal excludes any archaeology, ecology and asbestos survey services, other than providing a scope.
19. Pool water treatment, building acoustic treatment, AV system installations, active IT for servers, switches and the like and specialist feature lighting are excluded.
20. Statutory utility fees are excluded.
21. Production of CGIs is excluded.
22. The brief does not require this building to be BIM although it is acknowledged that integrated design of services should be of a similar standard and be developed in the spirit of BIM Level 2.
23. Fees are inclusive of reasonable expenses.
24. Our fee proposal is based on a lump sum fixed fee. We have assumed a construction value of £[REDACTED] and a completion for the works October 2021 and should these vary significantly we reserve the right to discuss any impact this might have on our fees with you.
25. The Consultant shall not be liable to the Client under or in connection with this Agreement for use of the PreExisting Materials, Deliverables or the Services for any purpose other than that for which they were prepared or provided in relation to the Project.
26. As per the Pagabo un-amended National Framework for Professional Services we will provide Public Liability Insurance cover of £10m, Professional Indemnity Insurance cover of £5m, with a limit on liability of £10m.