



**Castons**  
Chartered Surveyors

29<sup>th</sup> July 2022

Ms. Claudia Montgomery  
Deputy Director of Estates and Facilities  
East & North Hertfordshire NHS Trust  
Trust Management Offices  
Lister Hospital  
Coreys Mill Lane  
Stevenage  
Herts, SG1 4AB

Dear Claudia,

### **Backlog Maintenance Programme 2022-2023 East & North Herts NHS Trust**

Thank you for your request for Castons to submit a fee proposal to provide construction consultancy assistance on the above titled programme of works (full and final scope of works is to be defined).

Castons are suppliers to the SBS Consultancy Framework in the capacity of Project Managers, Quantity Surveyors, Building Surveyors and Ancillary Services. Our reference number is noted as SBS/17/NH/PZR/9256/43.

For reference the proposed Backlog programme comprises 25Nr. individual projects with an anticipated financial commitment of £1,305,000 (excl. VAT, Fees etc).

We have outlined the basis of our fees as follows:

**Programme Management** – The service includes oversight and reporting on the entire BLM programme. This would entail a scheduled report on 2 weekly or monthly basis identifying programmed dates for commencement/completion, risks, blockers to progress, recommendation of actions and programme cost summary.

**Individual Development Management** – The service includes allowance for project management and quantity surveying services to deliver each individual project. In order to assess NHS SBS Framework fees, it is necessary to base on packaged works into approx. 5 groups of 5 average jobs:

- £1,305,000 / 25 projects = average £52,200 per project.
- 5Nr. projects @ £52,200 = average £261,000 package; x 5 = £1,305,000

This proposal is based upon overall construction cost of £1,305,000. We reserve the right to adjust our fee should the basis of costs change.

### **Our proposal is as follows:**

	£
Programme Management Services 30 weeks @ 7 hours - Total 210 hours @ £80/hour	16,800
Development Management Services @ 4.47% (PM @ 2.28% and QS @ 2.19%) £261,000 @ 4.47% = £11,666.70 x 5 (5 packaged £261k projects)	58,334
Contract Administration Services (currently contracts undefined) 30 weeks @ 4 hours/week - Total 120 hours @ £80/hour	9,600
<b>Total Fee Proposal</b>	<b>£ 84,734</b>

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Quantity Surveyors  
Construction Cost Managers  
Project Managers  
Building Surveyors  
Health & Safety

### **Partners**

**Peter G. Dring**  
DipProjMan, MRICS, MAPM  
**Matthew Norman**  
DipProjMan, MRICS, BSc

### **Senior Associates**

**Christopher Prime**  
BSc  
**Adrian Steven**  
**Mark Thurston**  
**Toby Sallows**  
BSc, MRICS  
**Jason Jolly**  
BSc, CEMDipQS

### **Associates**

**Simon Frost**  
BSc(Hons) MRICS, Pg Dip  
**Andy Bird**  
BA (Hons), GradIOSH, IMAPS  
**Tim Tompkins**  
BSc(Hons)  
**Robert Wheatley**  
BSc, MRICS  
**James Loveland**  
BSc(Hons), MRICS

### **Consultant**

**John M. Button**  
FRICS, FFB

ISO 9001: 2015  
Cert No: 286122018

ISO 14001: 2015  
Cert No: 286132018

Ipswich  
London  
Evesham

Regulated by RICS

Established 1895



Please note the project management service is a conventional consultant service and not a site based operational site management service, which would be subject to a separate fee proposal.

Our offer is based on the NHS Standard Terms and Conditions, amended in accordance with Appendix A.

Please note the following which is identified at the insistence of our Insurers

## **Appendix A**

### Amendments to the Terms and Conditions

Add the following new clause 13.7:

- “13.7 *Notwithstanding any other provision of these terms and conditions, to the extent permissible by law, the Supplier shall not be liable to the Authority for (and shall not be required to maintain insurance in respect of) any liability, loss, cost or expense caused by, contributed to by, or arising out of (1) Cladding Claims; (2) Fire Safety Claims; (3) EWS1 Forms; and/or (4) Communicable Diseases, which are defined as follows:*
- 13.7.1 *Cladding Claims: Any damage, loss, cost or expense or any other liability directly or indirectly arising from or in any way related to the combustibility of any composite panels, cladding or facades of building or structures, and/or internal or external wall systems and any associated core/filler/insulation material and/or any fixing systems.*
- 13.7.2 *Fire Safety Claims: Any damage, loss, cost or expense or any other liability directly or indirectly arising from or in any way related to the fire safety performance or combustibility of a building or structure or any part of such building or structure, other than Cladding Claims.*
- 13.7.3 *EWS1 Forms: The completion of an EWS1 form (or as revised) or any other services related to the completion of an EWS1 form (or as revised);*
- 13.7.4 *Communicable Diseases: Coronavirus and any strain of Coronavirus or its sequelae; atypical pneumonia or any strain thereof.*

The above is exclusive of Value Added Tax but includes all expenses and disbursements.

The above sums include all expenses and disbursements but exclude Valued Added Tax.

Yours sincerely,



Jason Jolly  
For and on behalf of Castons