
DesignXY Ltd - Architectural Fee Calculator (v2.2)

14 October 2023 at 14:26

Dear Kris,

Many thanks for your interest in DesignXY Ltd. Our Construction Cost Calculator has noted your request for an indication of the potential fees for Architectural Services. The Architectural Fee Calculator has produced the following information for you to review, based on the details that you have submitted.

If you need to contact us to discuss this at any point, please use the ref. Barry - 14/10/2023 14:21:25; this reference should be identical to that of the Construction Cost Calculator, so the details can be correlated - this is important if you have requested multiple calculations.

Fee Calculation Basis

The Construction Cost Calculator passes relevant details to the Architectural Fee Calculator, in order to provide the information that you have requested. The following details are used as the basis of the calculations.

In terms of whether the Architectural Fee Calculator should base the calculations on your initial Budget Cost, or the Construction Cost that was calculated, you selected 'Yes - Construction Cost Calculator', which means that the Construction Cost basis of the calculations is £524450.

The level of specification makes a significant difference in the Construction Cost, but it also impacts the level of complexity and therefore the amount of time that our team would spend on your project. The options are '1 - Basic', '2 - Standard', or '3 - High'; you specified '3 - High'.

The above options are used to determine which graph line on our Fee Scales that the Architectural Fee Calculator should use, to determine the appropriate Fee Percentage. Based on your selection, the Calculator has used the 'Red line' for the purposes of the calculations. The Calculator has determined that based on the selected criteria (Construction Cost & Level of Complexity), the Architectural Fee should be 0.083% of the overall Construction Cost.

The Fee Options section below demonstrates how the Architectural Fee Percentage would be split across a range of potential Service Options for your project.

With respect to the Fee Scales, the current details are published in Section 5.4 of our Domestic Client Guide, which you can access using the details in the Next Steps section, below.

FEE OPTIONS

DesignXY Ltd follows the Work Stages described in the Royal Institute of British Architects (RIBA) Plan of Work; there is a link to the Plan of Work Overview in the Next Steps section, below.

The Plan of Work describes eight stages of the development of a project; these are 'Stage 0 : Strategic Definition', 'Stage 1 : Preparation and Briefing', 'Stage 2 : Concept Design', 'Stage 3 : Spatial Coordination', 'Stage 4 : Technical Design', 'Stage 5 : Manufacturing and Construction', 'Stage 6 : Handover' and 'Stage 7 : Use'.

The Work Stages are flexible and align closely with the major milestones that typically occur within a project, such as seeking pre-planning advice (end of Stage 2), undertaking a Planning Application (end of Stage 3), a submission for Building Regulations approval and obtaining quotes from builders (end of Stage 4), the construction process itself (Stage 5), or the final checking and defects monitoring process at the end of a project (Stages 6 - 7).

Our clients sometimes require our involvement from the start to the end of their project, whereas others would prefer us to help them at the beginning through to handing over to a contractor at the construction stage. Our aim is to be flexible and in recognition of potential clients having differing needs, we offer a number of options through our Architectural Services. Please refer to Section 4 of our Domestic Client Guide for a description of the Architectural Services and what is typically included in each option.

As the Architectural Fee Calculator has determined the Construction Cost and the Architectural Fee Percentage, these can be used to determine the fees associated with the following Architectural Services.

Appraisal

Stage 0 : £1100

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Total : £1100

Feasibility

Stage 0 : £1100

Stage 1 : £7500

Stage 2 : £5450

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Total : £14050

Architectural Design Service

Stage 0 : £1100

Stage 1 : £7500

Stage 2 : £5450

Stage 3 : £5450

Stage 4a : £5450

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Total : £24950

Full Architectural Service

Stage 0 : £1100

Stage 1 : £7500

Stage 2 : £5450

Stage 3 : £5450

Stage 4a : £5450

Stage 4b : £5450

Stage 5 : £10850

Stage 6 : £1100

Stage 7 : £1100

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Total : £43450

PROJECT PROGRAMME

As well as determining the likely level of specification / complexity of a project, the estimated duration of a project is also a material consideration in estimating appropriate levels of fees, to ensure that a project will be adequately resourced. The need to understand the relationship between Time / Cost / Quality is well established in project management, recognising that to achieve a desired effect in one of the key three areas, the other two will be impacted in the process.

Based on the Construction Costs as a measure of the scale of your project, the Calculator has estimated an overall project duration (from Project Start to Practical Completion) of 15 months. The following project milestones have also been estimated.

Project Start

As the date of submission of the Construction Cost Calculator form was Sat, 14/10/2023, the earliest realistic start date of Architectural Services would be Mon, 23/10/2023.

Planning Application

The earliest date when an application for Planning Permission could be submitted, is estimated as Fri, 19/01/2024.

Construction Start

The earliest date when construction could be expected to begin, would be Mon, 01/04/2024; this is later than the date of Mon, 04/03/2024 that you submitted through the Calculator. The construction period has been estimated as 40 weeks.

Practical Completion

This is the date at which to all intents and purposes, construction on the project will have been completed and the Defects Liability Period begins. The earliest potential date of Practical Completion has been estimated as Fri, 03/01/2025.

Final Certificate

The Final Certificate is issued at the end of the Defects Liability Period, which for most of our projects for domestic clients, is set as six months after the Practical Completion Certificate is issued. Based on the date of Practical Completion, the date that the Final Certificate would be issued (and the project concluded) is estimated to be Fri, 04/07/2025.

PAYMENT PLAN

In line with Section 5.7 of our Domestic Client Guide, there are two main plans that DesignXY Ltd offers for Architectural Services; these are Stage Based Payments (as per the Fee Options section, above) or Monthly Payments. A Monthly Payment Plan, based on the project criteria submitted / generated would be as follows, based on the Full Architectural Service. If a different Architectural Service is selected, then the Payment Plan would be modified accordingly.

First payment : £3150
Monthly payments : £2800 x 14
Final payment : £1100
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Total : £43450

NEXT STEPS

You may like to consider one or more of the following options as a next step to progress your project.

1. Use the Construction Cost Calculator again, to further explore a wider range of options. <https://www.designxy.ltd/calculator>
2. Review the DesignXY Ltd Domestic Client Guide. <https://www.designxy.ltd/domestic-client-guide> - using the password : Guide_2023_10
3. Review the RIBA Plan of Work. [https://riba-prd-assets.azureedge.net/-/media/Files/Resources/2020RIBAPlanofWorkoverviewpdf-\(1\).pdf](https://riba-prd-assets.azureedge.net/-/media/Files/Resources/2020RIBAPlanofWorkoverviewpdf-(1).pdf)
4. Arrange a consultation with one of the experienced members of the DesignXY Ltd team.

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The cost data used in the Construction Cost Calculator and Architectural Fee Calculator is subject to updates / changes without notice. We reserve the right to withdraw the Calculator in whole or in part at any time.

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