

131118 Value Engineering cpcmanagement.de.docx www.cpcmanagement.de

Value Engineering and Quantity Surveying Pre contract Services offered.rtf

Professional Membership; Royal Institute of Chartered Surveyors RICS

Please find attached cpcm building value engineering study cost savings to form the basis of extended discussions on design feasibility.

We have addressed the issues in the same order as the HOAI phases. Clearly new considered details will be in sketch form; detailed costs shall then be available following a design team meeting.
le PRIOR to Investors full planning proposal

Furthermore the revised and detailed value engineering plan must be addressed at an early stage to allow the changes to be into the planning application.

The clients base Budget / Euro m² for Construction must be addressed prior to completing the developer's equation.

I look forward to hearing from you shortly with regards to supporting the design team at this critical commercial phase.

Yours faithfully,

A L Carr
BSc QS, MRICS, MIC Eng S.

Encl.

1. **Phase 1 Value Engineering.**
2. **Phase 2 Quantity Surveying Pre contract Services offered.rtf**

1. Phase 1 Value Engineering.

Scope of work. VOB Contractor Management and Commercial Services Offered.

Cpcm experience and Scope of work General - Building Construction, Civil Engineering, Mechanical and Electrical. Experience with local, eg DIN BS standards and modern techniques used for construction.

Fluent German and English Speaking Project Management team including VOB expertise is required by the construction ow contractor.

Quantity Surveying Pre contract Services offered to form and implement Value Engineering principles,

The Chartered Quantity Surveyor considers as the VALUE Engineer all costs and controls the total project for the client

1.1 Economic feasibility Studies

Efficiency Consider modern alternative materials, design, MEP construction systems and future maintenance and cost in use
Quantity Survey measurement of the preliminary concept drawings.

1.2 Value Engineering Designer

The cpcm surveyor co ordinates with the Architect, Engineer, etc. all potential cost savings and controls for the project.

Kurzgutachten Kosteneffizienz

Objekt Innerstädtisches Wohn- und Geschäftshaus

KGr. 300 u. 400ca EUR Mio

Prüfgrundlage Planung 1:100

Prüfkriterien (ohne Prüfung baurechtlicher / brandschutztechnischer Belange)

- | | |
|---------------------------------|--------------------------------|
| 1. Bauform | 1.1 Grundfläche : Geschosszahl |
| | 1.2 Volumen : Hüllfläche |
| 2. Grundflächen | 2.1 BGF : HNF |
| | 2.2 BRI : HNF |
| | 2.3 HNF : VF |
| 3. Konstruktion | 3.1 Konstruktionsart |
| | 3.2 Materialien |
| | 3.3 Deckenspannweiten |
| 4. Hüllflächen | 4.1 Fassadentyp |
| | 4.2 Materialien |
| | 4.3 Fensteranteil |
| 5. Grundrissorganisation | 5.1 Vertikalerschließung |
| | 5.2 Funktionsflächen |
| | 5.3 Bereiche , Raumgruppen |
| 6. Technische Gebäudeausrüstung | 6.1 Installationskerne |
| | 6.2 Aufzüge |
| | 6.3 mech. Lüftungsanlagen |
| | Klimaanlage |

Fee example. Honorarermittlung

Zeitaufwand für	1. gutachterliche Analyse voraussichtlich	30	Stunden
	2. aus der Analyse abgeleitete Empfehlungen voraussichtlich	5-8	Stunden
	zus. voraussichtlich	35-38	Stunden
Value Engineering Designer je EUR	ca. 35 x 95,-- EUR		3.325,-
Quantity Surveying Pre contract Services offered.rtf	ca. 18 x 85,-- EUR		1.530,-
zuzügl. Nebenkostenpauschale	4.855,- x 0,10		<u>485,50</u>
Nettogesamthonorar			EUR 5.826,-

cpcm Team Co-ordinated by AJL Carr.

Qualifications and Professional Membership -
 Professional Member of Inst. of **Chartered Litigators**.
 A.M.Institute of **Civil Engineering** Surveyors Professional Membership ICES
 Berlin Royal Institute of **Chartered Surveyors** Professional Membership RICS
 Professional Member of the Deutschen Verbandes des Chartered Surveyors.
 BSc. Degree in **Quantity Surveying** and Civil Engineering

2. Phase 2 Quantity Surveying Pre contract Services offered.rtf

cpcm offers thereafter a fee price in accordance with HOAI to formulate the building costs and define the work descriptions and Quantities.

Quantity Surveying Economic feasibility Studies

Budget costing and nomination of Design Team Consultants to include Architect, Structural Engineer construction, Mechanical and Electrical etc. Distribution of operational responsibility.
 Inclusion of documented construction and engineering works according to the contract. Convene regular project Team meetings to co-ordinate team progress and monitor historical ability of performance of works contractors. Establish corrective actions for deviations from quality time and cost targets.
 Ensure co ordination and integration of direct supply contracts within the overall works. Document testing and commissioning certification, the listing of all relevant operating manuals, completion certificates, and as built drawings.

Quantity Survey measurement of the preliminary concept drawings. Formulate Bills of Quantities. Measurement/evaluation of construction works in accordance with (DIN.276 see also SMM 7 format) Submit Tender enquiries to Selected list of Subcontractors; Selection and valuation of Supply only items;

Specialist Mechanical and Electrical work. International Commercial and contract consultant for Construction, Civil Engineering,

Prime cost, PC, Provisional and Nominated Price calculation, Pricing, Nr. BCIS cost analysis
 Compare Built up unit rates, (Labour, plant, materials, overheads and profit) negotiate discounts, provision of provisional sum
 Summarising construction costs as required by Governing Body e.g. **German Cost Grouping Procedures**
 (**DIN 276**, BSI in the UK etc)

Purchasing. Accumulation of competitive quotations and contract negotiation; Cost Planning, Estimating; Analysis of quotations, valuation and recommendation for client approval – National and International Client representative. Contract responsibility for the agreed project phases e.g. Construction Contract Documentation starting from feasibility contractor checking to final purchase.

Project budget Formulation. Setting Cost and time limits and thereafter including for all construction activities. Establish and implement a management and organisation structure.

Commercial Management and programming. Commercial. Submission of quotations **Price comparison of tenders** to date cpcm cost data base and ORCO

Software, spreadsheets; etc. Implementation of commercial working procedures. Allocating cost responsibility for fixed price works, creditors etc. Agree Procedures. Re: Supervision, control and valuation of approved variations. monthly valuation, payment certification agreements. and Final accounts etc., variations and reminders as set out in contract. Reporting contractual risks. agree payment of invoices procedures; Bank credit organisation; Profit/loss and liability assessment; etc Anticipated risk analysis and liquidation protection; Cash-Flow-Analysis particularly for major long term Budgeting requirements from banks, Budget reappraisal –from feasibility to forecasting project completion costs. Extensive experience with financial reporting, methods of evaluation etc.

Tender Stage. Bid analysis and recommendation of most competitive unqualified quotation. required.
Programming and planning complicated activities using power project management.

Personnel planning. Identify and initiate all necessary pre-ordering of long lead items. Construction planning and programming sequence of working. Construction programming. Critical path analysis. Assessing dates for start and completion (Contractual deadlines), of the master project programme i.e. trade works, fit out etc.

Pre Contract Design and VOB Build Contractual advisor

Contract Risk Analysis Report to Board of Directors. Correction of clients unfair terms of contract. Incorporation of Contractors conditions and “ wish list ” of additional clauses to negotiation, advance payments. Previous inspection of term incorporated in previous working FIDIC contracts particular to the relevant country may be incorporated here. Advice on appropriate Construction insurance, Guarantee bonds, defects liability, Retention Bonds, Bank guarantee, performance bonds and insurance procurement.

Recommend appropriate construction conditions to the form of contract and subcontract e.g. VOB, VOL, HOAI consultants. Explanation of contractual duties of parties. Assisting in the resolution of disputes.

Variation, Claims management and preparation of FINAL ACCOUNT. Submission of additional cost reimbursement with the various forms of contract when contractually valid. Analyse of delayed or accelerated contract works and their associated

costs. Recovery of liquidated and ascertained Damages. Etc.

Preparation, negotiation and Completion of contractual agreements for all Contractors and consultants.

Project Management: Projekt Steuerung gem HOAI §31

Contractual correspondence in co-operation with the Contractors representative. Complete responsibility for all the construction project phases (e.g. FIDIC clause. 5 -Contract Documentation to clause 67 Settlement of Disputes,) to final handover. Formulate project profit and loss report and decision making in maximising profit potential. Setting Cost and time limits and thereafter monitoring all construction activities. Establish and implement a management and organisation structure. Nomination of Design Team Consultants to include Architect, Structural Engineer, Mechanical and Electrical etc. Distribution of operational responsibility.

Supervision of construction and engineering works according to the contract. Convene regular project Team meetings to co-ordinate team progress and monitor all aspects of performance of works contractors. Establish corrective actions for deviations from quality time and cost targets.

Completion Ensure co ordination and integration of direct supply contracts within the overall works. Testing and commissioning procurement. Obtain all relevant operating manuals, completion certificates, and as built drawings. Identical removal of defects.