



the
UNIVERSITY
of
GREENWICH

EXAMINATION PAPER:	ACADEMIC SESSION 2005/2006
Campus	Avery Hill
School	Architecture and Construction
Title of Programme	BSc (Hons) Quantity Surveying BSc (Hons) Construction Business Management
Level	Undergraduate
Academic Stage of the Course	3
TITLE OF PAPER	STUDIO IIIA (Quantity Surveying)
COURSE CODE	BUIL 1011
Date and Time	Friday 12th May 2006, start 2 pm

ALL tasks must be attempted.

Candidates are allowed to bring an unmarked copy of 'JCT 1998 With Quantities'.

Candidates must comply with the 'Instructions to Candidates' printed on the examination answer book.

This examination takes the form of a practice problem entailing a number of tasks.

ALL tasks must be attempted.

The following documents are included with this paper to assist in completing the tasks set. Read each document before attempting to answer the questions asked.

- Sketch plan Existing
Proposed
- Document 1 Letter from Draw and Partners to Rule and Measure
- Document 2 Letter from Spectacular Developments to Rule and Measure
- Document 3 Letter from Draw and Partners to Rule and Measure
- Document 4 (a) Letter from Draw and Partners to Rule and Measure
(b) Letter from Heathfields to Draw and Partners
- Document 5 (a) Letter from Spectacular Developments to Rule and Measure
(b) Extension of time and loss and expense claim
- Document 6 Letter from Draw and Partners to Rule and Measure

Introduction

You are employed by Rule and Measure, Chartered Quantity Surveyors, as a project quantity surveyor. Your position is that you assume full responsibility for the projects you work on and report directly to the Senior Partner.

The client for this particular development, a speculative venture, is Spectacular Developments Ltd who require the office building for future letting. There are existing buildings on the site, which have to be demolished. Rule and Measure have been appointed directly by Spectacular Developments.

In responding to each task, you are reminded to consider the level of information likely to be available to you at the various stages of the project and to structure your answers accordingly.

- Task 1** Discuss the contractual arrangements suitable for the demolition of the existing buildings and the support of adjacent properties at the Office Development (see Document 1).
(16 marks)
- Task 2** (a) Discuss the contents of Document 2. Would this be a suitable way to proceed with the Office Development?
(8 marks)
- (b) Discuss alternative procurement and tendering routes that may be considered for the Office Development. (See Document 2)
(12 marks)
- Task 3** Whilst excavating on the Office Development site antiquities have been discovered. What actions might follow this discovery and advise on the effect these would have on the development as a whole?
(See Document 3 and Conditions of Contract).
(16 marks)
- Task 4** With reference to Document 4(a) and 4(b) and conditions of contract, advise the client as to his liability
(16 marks)
- Task 5** With reference to Document 5(a) and 5(b) discuss the extension of time and loss and expense claim. What advice would you give the client on completing the contract on time?
(16 marks)
- Task 6** With reference to Document 6 advise on the insolvency situation including any remedies that may be available.
(16 marks)

DRAW AND PARTNERS
ARCHITECTS AND TOWN PLANNERS
Out House, Old Street, Dartford, DA1 2SZ

Rule and Measure
Chartered Quantity Surveyors
20 West Street
Dartford

Dear Mr Partner

OFFICE DEVELOPMENT : WESTMINSTER STREET

Further to our meeting with the Structural Engineers, Piling and Shoring Ltd, regarding the demolition of the existing buildings and the shoring of adjacent properties, may I please have your views on the contractual arrangements for the execution of this work.

I believe you are familiar with the extent of the work from the sketch drawings you have already received.

I am particularly concerned that, while Piling and Shoring are prepared to advise on and supervise the shoring operations, they consider that the design of the shoring should be the responsibility of the appointed contractor. I would appreciate your thoughts on this.

Yours sincerely,

A.R. Draw

SPECTACULAR DEVELOPMENTS PLC

Big House, Carey Street, Dartford, DA1 4DZ

BY FACSIMILE

Rule and Measure
Chartered Quantity Surveyors
20 West Street
Dartford

Dear Mr Partner

OFFICE DEVELOPMENT : WESTMINSTER STREET

My father-in-law is a director of a large civil engineering company with a multi-million pound turnover. They have an excellent reputation and are very experienced in 'fast track' work having carried out numerous infrastructure projects particularly in relation to lane rental arrangements.

It occurred to me that this might be a suitable project for them to undertake. Perhaps we may even consider the negotiation of this project with them to save time and reduce costs.

I would welcome your advice on this and any other procurement options which may be suitable.

Yours sincerely,

A. Hope

DRAW AND PARTNERS
ARCHITECTS AND TOWN PLANNERS
Out House, Old Street, Dartford, DA1 2SZ

Rule and Measure
Chartered Quantity Surveyors
20 West Street
Dartford

Dear Mr Partner

OFFICE DEVELOPMENT ; WESTMINSTER STREET

Following our telephone conversation yesterday afternoon, I write to confirm the events which took place on site.

At approximately 2.30 pm yesterday, during excavations, the contractor uncovered some coins and pots which appear to be of archaeological interest. The Site Agent informed me of this discovery and suggested I contact the local Archivist's office to ascertain whether they might be of any importance. I subsequently left a message with the office and am expecting a visit sometime today. They did however indicate that the discovery is probably of archaeological significance as other recent discoveries have been made in the vicinity.

Would you please call me at the site this afternoon regarding any action which should take place, and secondly prepare a brief report covering all aspects of this event for me to present to Mr A Hope of Spectacular who is visiting my office tomorrow morning.

Yours sincerely,

A.R Draw

DRAW AND PARTNERS
ARCHITECTS AND TOWN PLANNERS
Out House, Old Street, Dartford, DA1 2SZ

Rule and Measure
Chartered Quantity Surveyors
20 West Street
Dartford

Dear Mr Partner

OFFICE DEVELOPMENT ; WESTMINSTER STREET

I enclose a letter I have received from Heathfields Ltd, owners of the adjoining hotel, The Rendezvous.

May I have your comments regarding responsibility for the damage caused and if the contract insurance provisions cover this situation.

Yours sincerely,

A R Draw

HEATHFIELDS LTD
Hotel and Leisure Group
The Old Brewery, Hop Lane, Newtown

A R Draw Esq
Draw and Partners
Architect and Town Planners
Out House
Old Street
Dartford DA1 2SZ

Dear Mr Draw

“THE RENDEZVOUS” – WESTMINSTER STREET

I write to advise you of the damage caused to our premises last week by the construction activities taking place on the site adjacent to ‘The Rendezvous’. Following a heavy rainstorm, a number of bedrooms have had to be taken out of use due to damage to the ceiling and wall decorations.

We have obtained estimates for re-decorating these rooms, the lowest of which is £10,500 and we intend putting this work in hand as soon as possible. I am informed by your contractor’s Site Agent that temporary waterproofing measures have now been taken to prevent any further ingress of water to our premises. May I please have your confirmation that we will be reimbursed the cost of the re-decoration works by yourselves.

We are still assessing our losses suffered as a result of this damage and will inform you when we are in possession of all relevant details. You should however be aware that our Manager has already been forced to cancel a week’s reservation from a football team as he is unable to offer sufficient accommodation until the re-decorations are completed.

Yours sincerely,

Richard Harvey
Group Surveyor

SPECTACULAR DEVELOPMENTS PLC

Big House, Carey Street, Dartford, DA1 4DZ

Rule and Measure
Chartered Quantity Surveyors
20 West Street
Dartford

Dear Mr Partner

OFFICE DEVELOPMENT ; WESTMINSTER STREET

We have received written notification from the contractor of a series of delays on the contract for which a claim for an extension of time and loss and expense has been requested.

I am enclosing this information and would appreciate your advice on the situation.

I note from our records that the contractor is liable for penalties of £5,000 per week if the contract overruns. It is imperative for the development to finish on time due to future letting arrangements and would be interested to know if there are any ways we can finish this contract on time.

I look forward to hearing from you.

Yours sincerely,

A Hope

DELAYS ON WESTMINSTER STREET OFFICE DEVELOPMENT

EXTENSION OF TIME AND LOSS AND EXPENSE CLAIM

December 2005 - Substructure works delayed for 5 days due to torrential rain. 1 week extension claimed together with one weeks preliminary costs.

January 2006 – Earthmoving equipment stolen over holiday period. Delay of 2 days whilst awaiting hired replacement. 2 days extension claimed together with plant hire charge for 2 week period.

January 2006 – Curtain walling not delivered due to strike at manufacturers. 2 week delay whilst alternative found. 2 weeks extension claimed together with 2 weeks preliminary costs and increased costs of alternative walling system.

February 2006 - Architect requests screed to be lifted to check on type of insulation used. Architect requests correct insulation to be laid. 1 week delay. Extension of 1 week claimed together with additional cost of insulation and screeding works.

Total extension of time claimed – 4 weeks 2 days with associated costs as detailed above.

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Rule and Measure
Chartered Quantity Surveyors
20 West Street
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Dear Mr Partner

OFFICE DEVELOPMENT ; WESTMINSTER STREET

We have been advised by the main contractor that the domestic subcontractor responsible for the marble flooring to the entrance foyer has become insolvent. The marble is imported from Italy and a new delivery is likely to take another 6 weeks due to the cancellation of the subcontractor's order. The material price has increased from that tendered by 25% and another installer for the flooring is required due to its specialist nature.

We would appreciate your advice on this situation and the remedies available to the contractor.

We would be interested to know what happens to retention monies in this situation.

We look forward to hearing from you.

Yours sincerely,

A R Draw