

Wilkinson Cowan Partnership

CHARTERED QUANTITY SURVEYORS · CHARTERED BUILDING SURVEYORS
PROJECT MANAGERS · EMPLOYERS AGENTS · HEALTH & SAFETY CONSULTANTS

Regulated by RICS

QUOTE SUBMISSION

FOR



Fire Stations Access Consultant Services

March 2021

Wilkinson Cowan Partnership Ltd



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www.wilcowan.com Registered in England No. 7123292

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1.0 Project Overview

Merseyside Fire & Rescue Authority have 32 locations (as listed in spreadsheet) which they require a physical audit to appraise defined areas of the existing accommodation and to assess how well a building performs in relation to access and ease of use by a wide range of potential users, including people with mobility, cognitive and sensory impairments but also to others from within the protected characteristics outlined in the Equality Act 2010.

2.0 Wilkinson Cowan Approach to Access Consultancy

We believe that WCP's approach to providing superior Access Consultancy services can be primarily characterised by the fact that our Lead Consultant is a professionally qualified member of NRAC and a Fellow with the RICS & CABE, together with the rest of the team, they bring with them a thorough and practical technical knowledge of the discipline. We will apply our knowledge and experience to aim for a smooth audit process in the following ways:

Understanding Issues

In order to provide the client with a robust access audit and detailed observations, it is important to first understand the issues that have traditionally contributed to obstacles for building users. These include:

- Legacy issues in older buildings
- Insufficient planning at design stages
- Misinterpretation of design guidance and standards
- Poor quality workmanship from Contractors
- Following the minimum guidance in Part M only

Audit trail recording and analysis

- WCP propose that details and proposals for alternative solutions arising from the original design should be maintained. An accompanying analysis of the solution should also be undertaken, together with the client.
- Alternative solutions data should form part of the Access Strategy to be used by the building managers on completion of the implementation works.

3.0 WCP Experience

WCP have worked on many successful schemes over the recent years. Listed below is a sample of recent commissions:

- Trafford Council properties (2021): Client Amey
Provide Access Consultancy services including strategic advice, access audits and liaising with supply chain and client.
- Knowledge Quarter Liverpool (2019 – to Date): Morgan Sindall
Access Consultancy providing strategic advice, access appraisals, implementation works and liaising with local user groups and councillors.

- Diocese of Salford (2015 – to Date): Casserly Property Management Access Consultancy providing strategic advice, access audits, access appraisals, implementation Works, staff training in Equality awareness and liaising with local user groups and councillors.
- Exhibition Centre Liverpool & Pullman Hotel (2015): Client – ISG Project: Access Consultancy providing strategic advice, access appraisals and liaising with Design team, supply chain and client.
- Manchester City Council (2004/15): Client – Corporate Technical Services Access Consultancy providing strategic advice, access audits, access appraisals, implementation Works, staff training in Equality awareness and liaising with local user groups and councillors.
- University of Kent (2015): Client – Estates Department Completion of full access audits of whole estate including all academic buildings, residences and external approach routes. Provide strategic access advice to University departments.

4.0 Benefits of WCP appointment

WCP feel our appointment adds value to the commission due to:

- **Experience:** WCP have carried out hundreds of access audits for a variety of clients on many different building types. We have also followed up on our access audits with implementation works, seeing the commission through from audit to handover.
- **Knowledge:** WCP consultants offer the best practical solutions to issues they encounter during the access audits. The consultants, with a Building Surveyor background, ensures that proposed solutions are practical and based on existing site/building conditions. Buildability of our proposed solutions is key.
- **Location:** Based in Liverpool, WCP are at the centre of the distribution of the properties on the list for auditing. Our local knowledge means post-audit, we are on hand to assist with any further advice or implementation works required.
- **Quality:** ALL our access audits and appraisals go through a Quality Assurance process and will be signed off by an Access Consultant with over 20 years' experience.
- **Standards:** WCP believe our Access Consultancy service goes beyond the 'standard' service as we offer a high professional standard to our access audit visits and our experience allows input into the solutions to be practical, viable and client specific.

5.0 Fee Proposal

Our fee proposal is based on several stages as follows:

- Consultant 1 – Liverpool: Our consultants will visit the properties inside the Liverpool Region and carry out physical access audits against the agreed parameters and begin compiling reports (blue on fee breakdown).
- Consultant 2 – Wirral: Our consultant will visit the properties inside the Liverpool Region and carry out physical access audits against the agreed parameters and begin compiling reports (orange on fee breakdown).
- Consultant 3 – Other Locations: Our consultant will visit the properties inside the Liverpool Region and carry out physical access audits against the agreed parameters and begin compiling reports (green on fee breakdown).

Our lead consultant will work with Team 1 to complete the majority of the local audits. The lead consultant will also quality check (QA process) and sign-off every report to ensure continuity with client brief.

Draw-down schedule:

April – 12 Audits	£5,000.00
May – 12 Audits	£5,000.00
June – 8/9 Audits	£4,150.00

Therefore, our total fee for this commission, as outlined in your brief is:

£14,150.00 plus VAT and includes all disbursements.

The above fee details exclude VAT, which will be charged at the applicable rate.

If additional costs are incurred due to exceptional delays in acquiring access or any other cause beyond the control of WCP, then the fees shall be adjusted by agreement to cover the reimbursement of these additional costs.

If the works are substantially varied at any stage, or if WCP is involved in an excessive amount of abortive work, then the fees shall be adjusted by agreement.

We look forward to the opportunity of working with you to deliver this commission, but should you have any queries or wish to discuss the above please do not hesitate to contact me.

Yours sincerely

Mark Jensen

For and on behalf of

Wilkinson Cowan Partnership Ltd

Appendix 1

ID	Property	Address	Date	Storey	Area	Site	Fee
10	Kirkdale	Studholme Street Liverpool	2012	3	1872	0.95	£500.00
11	City Centre	St Anne's Street Liverpool	2006	4	1516	0.59	£400.00
12	Kensington	Beech Street Liverpool	2010	2	962	0.025	£350.00
14	Speke & Garston	Cartwrights Fame Road	1999	3	1331	1.1	£350.00
15	Toxteth	Windsor Street Liverpool	2013	2	885	1	£350.00
16	Old Swan	Queens Drive Liverpool	1999	3	1331	1.55	£350.00
17	Belle Vale	Childwall Valley Road	2013	2	1596	0.95	£400.00
18	Aintree	Longmoor Lane Liverpool	1926	3	691	0.43	£350.00
19	Croxteth	Storrington Avenue	1950	4	1372	0.46	£350.00
20	Birkenhead	Exmouth Street	2013	3	1204	0.85	£350.00
21	Brombough	Dock Road Wirral	1959	3	926	0.8	£350.00
22	Heswall	Telegraph Road Wirral	1940	3	660	0.48	£350.00
25	Wallasey	Mill Lane Wirral	1973	6	1963	1.2	£500.00
26	Saughall Massie	Saughall Massie Road Wirral	2019	2	647	0.48	£350.00
30	Netherton	Buckley Hill Bootle	2012	2	1421	1.2	£400.00
31	Crosby	Crosby Road North	1961	3	1015	0.9	£350.00
32	Formby	Church Road Formby	2012	2	813	0.57	£350.00
33	Southport	Manchester Road	2013	5	1649	0.7	£450.00
42	Kirkby	Webster Drive Liverpool	1960	2	915	1	£350.00
43	Prescot	Manchester Road Prescot	2018	3	1200	2	£350.00
50	St Helens	Violet Way	2020	3	1000	2	£350.00
51	Newton Le Willows	Borron Road	2012	2	813	0.55	£350.00
71	Service HQ Joint Control	Bridle Road	1965		3310	5.6	£850.00
71	Centre Training School	Bridle Road	2014		3710		£950.00
19b	TDA	Storrington Avenue Liverpool	1960		2920	3.95	£750.00
V1	Vesty Unit 1	Vesty Business Park Vest Road	2008		3505	2	£900.00
V5A	Vesty Unit 5A	Vesty Business Park Vest Road	2008		378	0.4	*£350.00
V5B	Vesty Unit 5B	Vesty Business Park Vest Road	2008		378	4	*£350.00
81	Marine Fire 1	Pier Head Liverpool	2012		251		*£350.00
51a	Newton Le Willows LLAR	26 Silverdale Road Newton Le Willows	1974		165		*£350.00
51b	Newton Le Willows LLAR	23 Borron Road Newton Le Willows	1974		135		*£350.00
17a	Belle Vale LLAR	Childwall Valley Road	2010		209		*£350.00
32b	Formby New LLAR	3a Cable Street Formby	2020		200	0.2	*£350.00

£14,150.00

*Assumptions have been made that properties V5A, V5B, 81, 51a, 51b, 17a and 32b are separate buildings requiring individual audits. If this is not the case then our quote can be reduced accordingly as we have used a minimum fee of £350 plus VAT.