

# Beautiful Basements - New Build Basement Quotation Process Explained

## 1 Summary

Thank you for asking Beautiful Basements to quote for your new build basement. We've a wealth of specialist basement construction experience and this guidance sheet will explain what we need in order to provide you with a price for your project.

## 2 Forms of Pricing

We can give you three sorts of pricing for your project

### 2.1 Budget estimate

### 2.2 Quantities based quotation

### 2.3 Final quotation

What sort of price we can provide you with depends on the information you have available and how far your basement design has progressed.

**2.1 Budget Estimates** – these are best guesses for the cost of a basement build based on similar projects we've undertaken in the past. Typically we'll provide a rough per sq.m rate or a guide price for the project and detail the basics of what is and is not included within the overall project. Budget Estimates are always presented "Subject to Contract" and are purely intended to give you an idea of the costs before progressing with project design.

To provide you with a budget estimate for your project we'll need the following information as a minimum.

- Full client name and address
- Project address
- Site layout or Google earth shot showing the curtilage of the property and the location of the basement in relation to existing buildings and boundaries (a simple red line showing roughly where the basement is proposed will suffice)
- Approximate basement dimensions and required headroom

Whilst the above items provide the minimum information we'll need in order to give you a budget for your project; any further information as detailed in the sections below will help us to make the figures more accurate.

**2.2 Quantities Based Quotations** – these are provided once the architect's preliminary basement design (general arrangements / GA's) is available. Based on the information in these designs we will work out build quantities and quote you rates for the various build components. At this stage there are usually a host of items which require design finalisation – so we'll either present these unknown items as a "BUDGET FIGURE" or advise as "TBC" if we have insufficient information. We'll also make some structural design assumptions such as the thickness of slabs and retaining

walls, structural waterproofing options etc. and provide options and budgets for any temporary works that may be required to stabilise the site while its excavated.

The items we mark as “budgets”, “TBC” or “by client” will also advise you of design issues that require finalisation; and flag up any items associated with the basement build that we have not priced for.

At this stage you will have a quotation for the majority of the build and full details of items where pricing is still to be determined. As long as the scope of our works, the structural design assumptions and ground condition assumptions don't change - then our prices don't change (subject to the details in our covering letter and our [T&C's](#)).

To provide you with a Quantities Based Quotation we'll need the following information as a minimum.

- Full client name and address
- Project address
- Site layout showing the curtilage of the property and the location of the basement in relation to existing buildings and boundaries
- As existing plans (if the basement is adjacent to an existing property)
- Architectural GA's for the proposed basement and ground floor
- Sections through the site or an indication of required headroom

Items from the list below aren't necessary for us to provide a quantities based quotation but will help us further tie down the build costs

- Site survey with levels grid
- Site investigation report / soils chemical analysis / hydrology / SI interpretive report
- Preliminary architectural design
- Preliminary structural design
- Details of any site restrictions, tree preservation orders, working hours conditions, wildlife considerations, access restrictions etc.

**2.3 Final Quotations** – these are provided once we have all the information together and the structural design and any temporary works designs are complete. Final quotations are based on the detailed structural design, temporary works design and necessary supporting information - so as long as these designs remain fixed and site conditions present as predicted in site investigation reports, our price does not change (subject to the details in our covering letter and our [T&C's](#)).

To provide you with a Final Quotation we'll need the following information as a minimum.

- Full client name and address
- Project address
- Site layout showing the curtilage of the property and the location of the basement in relation to existing buildings and boundaries
- As existing plans (if the basement is adjacent to an existing property)
- Architectural GA's for the proposed basement and ground floor
- Sections through the site

- Site investigation report with soils chemical analysis and hydrology
- Preliminary architectural design
- Detailed structural design
- Details of any site restrictions, tree preservation orders, working hours conditions, wildlife considerations, access restrictions etc.

Items from the list below aren't always necessary but may be required for some projects

- Site survey with levels grid
- SI interpretive report
- Structural design sections, bar bending schedules and calculations
- Part Wall Act agreement details

### **3 Design Development**

Section 2 above explains the various pricing stages leading up to a final quotation but its important to understand that some elements of the design (and therefore associated costs) are often not finished until the construction process has started. For example pocketing required to sit steelwork in the head of retaining walls at the correct height may not be known until the steelwork design is complete. Service entry requirements may not be known until the M&E design is finished. Corbels required in the head of a retaining wall to carry an extended underbuild may be added.

Similarly as the superstructure design develops there may be impacts on the sub-structure build.

These items are usually relatively minor within the overall build costs and will be detailed within our pricing breakdown as "TBC" or as "budgets". Consequently the cost of some items may not be agreed until after we're on site.

### **4 Contract Variations**

As we are specialists at basement building we never get involved in building above ground. We regularly undertake works "associated" with the basement build, however. Whilst our preference is to just concentrate on the basement (and general builders are perfectly capable of follow on works) it may make sense for us to include certain items such as adjacent foundations, ground beams spanning the excavation, or install ground floor steelwork and flooring above the basement.

If these items are added after we've agreed a price for the basement we'll quote for each individually and add them as a contract variation to our billing reports.

Similarly any variations arising from design developments (as explained in section 3 above) will be individually detailed in our billing reports for clarity.

### **5 Site Visits**

We're always happy to come to site and discuss your project and our first visit is always free of charge. The visit will help you understand the construction process, likely disruption and site requirements. It will also help us to understand any site specific requirements which will then be pushed through to the design development process and subsequent cost revisions.

After an initial site meeting any further design meetings, site meetings etc. that you ask us to attend are free but approached on an abortive costs basis – so if we don't build the project for you we will bill you for our time in developing the design and for any specialist advice we give. We'll always write to tell you about this in advance, however.

You may also find it useful to come and visit one of our sites and see the build process first hand.

## **6 Temporary Works**

Where a proposed basement is adjacent to an existing dwelling, a protected tree or a neighbour's boundary etc. we will need to consider the impacts of excavating nearby and whether there are any risks of ground collapse which might impact on these structures. Similarly if ground conditions are particularly unstable we must be mindful of the potential risks of working below ground level.

In some cases (especially on confined sites) we will need to install temporary works to prevent ground collapse. Temporary works can be piles, ground beams or other means of stabilising the site before we can start to excavate. At the start of the pricing process we can usually advise "in principle" whether some form of temporary works might be required. We can also put a budget cost to these works (subject to contract). However what type of temporary works are viable often requires a detailed soil investigation and hydrology report before a final decision can be made. Also providing a price for these temporary works requires the temporary works design to be finished by a specialist sub-contractor.

So the most common pricing "unknown" can be the cost of temporary works - and full design and installations costs may take several weeks to pull together as we are reliant on specialist designers and sub-contractors for these elements.

## **7 Inclusions & Exclusions**

When we provide a price for you we will always show a detailed breakdown of how the price is built up so its clear what is and what is not included. For some elements of the basement build a local contractor may be more competitive on some of the general works; so we're happy to leave it to your decision as to how far we are involved in peripheral activities.

On the following page there's a detailed "Inclusion / Exclusion Checklist" – so you can see what's involved in a basement build and what works we undertake. If budgets are your primary concern rather than timescale then using local contractors to undertake "associated" works can be cost effective.

## Build Checklist – Who’s responsible for what?

Area	Activity	By Client	By Beautiful Basements	Notes
Design	Architectural design	Always		
	Structural design	Yes	Yes	By our retained engineers
	Temporary works design	Yes	Yes	If required (under sub-contract)
	Waterproofing design		Always	
	Party Wall Act awards	Always		
Site Enabling	Security, Fencing, hoardings	Yes	Yes	These items are also required for the follow on build and are usually more cost effective if provided for the duration of all works
	WC, welfare	Yes	Yes	
	Water, power etc	Always		
	Demolitions / site clearance	Always		
	Vehicular paths and hard standing	Yes	Yes	Must be suitable for construction traffic
	Clean area for muck away	Yes	Yes	Required to ensure trucks leaving site are clean
	Temporary works	Yes	Yes	If required
Excavation	Site set out	Yes	Yes	
	Excavation & disposal	Yes	Yes	
	Bank stabilisation		Always	
	Temporary de-watering		Always	
Slab	Blinding layer	Yes	Yes	To +/- 10mm
	RC slab		Always	
	Sumps		Always	
Retaining Walls	Access scaffolding	Yes	Yes	
	RC retaining walls		Always	
Waterproofing	As designed		Always	
General	Facing brickwork	Always		
	Internal block walls	Yes	Yes	
	Ground floor steel	Yes	Yes	
	Ground floor	Yes	Yes	
	Adjacent foundations	Yes	Yes	
	Site drainage	Always		
	Backfill	Yes	Yes	
	Insulation, screeds and fit out	Always		We will fit external insulations if so designed
	Stairs	Always		
	Re-landscaping	Always		

**Please note:** - Where you (as the Client) take responsibility for an item from the list above you also take responsibility for design and timing integration and so bear the risk and costs arising from any errors or delays. Where we take responsibility these items are coordinated into our works programme and we take design and delivery responsibility.