

Project details

Services /

Cost Management
Employers Agent
Tenant Surveyor /
Representation

Value /

£6.5m

Location /

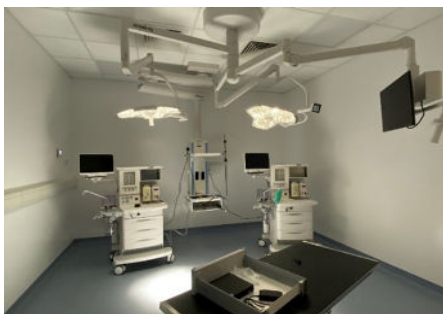
Birmingham

Contract /

JCT Design and Build
2016



The project comprises of a 28,000 sqft fit-out of a purpose built shell and core building to accommodate a new state of the art Veterinary Referral Hospital including three theatres, diagnostic imaging suite, oncology treatment space, dedicated emergency and critical care space (for out of hours services), rehabilitation suite, feline friendly waiting area, consultation rooms, CT and MRI scanners complete with backup generator, administration and seminar teaching spaces and staff dog nursery.



Key challenges/features

- / Initially, the project was to be procured via a single stage procurement method. However, due to late changes in the employers' requirements, the prospect then of the base build contract completing on time the timeline to procure via a single stage tender, was no longer viable. Therefore, a two-stage tender had to be procured to ensure a seamless transition and commencement of the fit-out could commence on completion of the base build.
- / Due to the prolongation of the base build snagging and realisation of significant defects, shortly after base build completion the fit-out phase was frustrated by the extent of the remedial works. This resulted in Rekan having to mediate between all parties to ensure the fit-out completion was not compromised as well, due to the skillset of staff needed IVC had committed to contracts of employment.

Rekan scope

- / **Cost Management** / Overall financial management including consultant appointments, cost planning, cost reporting, value engineering, contractor procurement/commercial management.
- / **Employer Agent** / Including contract administration, change management, valuing and certifying works. Certifying completion liaison with landlords' representatives.
- / **Tenants Surveyor / Representative** / Engaging with landlords' surveyor and consultant team, coordinating base build and fit-out design deliverables, managing request for information undertaking joint inspections of the works. Ensuring the requirements for the agreement for lease were met.