



Details of Projects Undertaken

April 2009



Robert Wiseman Dairy, Bridgwater

The construction of the Robert Wiseman Dairy was undertaken between August 2006 and Spring of 2008 by A&H Construction and Developments PLC. The facility has the approximate floor area of 190,000 m² and the building cost was approximately £45,000,000. The first phase of the installation produces 4,000,000 litres of milk per week, however when fully commissioned the facility will produce 8,000,000 litres of milk per week.

The building incorporates raw milk silos that can store 2,500,000 litres of untreated milk, milk treatment facilities, a 12m high filling hall housing five filling lines, a blow moulding facility containing six blow moulding lines supplying plastic bottles via conveyor directly into the filling hall. Filled, capped bottles are then stacked into trolleys and passed into chilled stores for storage and distribution. The facility includes the storage facility of 2 days supply of empty bottles, a boiler house, gatehouse, farm services building, a vehicle re-fuelling facility, an effluent treatment plant and ancillary buildings for cleaning and maintaining delivery vehicles.

Cassian were employed to provide programming services including the production of master and short term programmes, weekly progress reporting and consultation to assist A&H in their management of the project. This included weekly visits liaising with all contractors, both A&H sub-contractors and Robert Wiseman direct contractors and equipment suppliers. The project master programme was reviewed during each visit, updated and re-issued as necessary. Weekly reports were compiled and issued to A&H to provide information for their client reporting procedures and to provide early warning indicators of critical tasks to be achieved in order to maintain programme. All milestones giving access to Robert Wiseman direct contractors were achieved on the project.



Belgrade Plaza, Coventry

Phase 2a of Belgrade Plaza, Coventry, U.K. comprises concrete framed building shell housing a 109 bedroom budget hotel arranged over eight floors; 2,850 m² of casino space arranged over two floors; ground floor retail and restaurant space arranged into four units, and 64 fully finished apartments.

The design and construction was undertaken by the construction company G.W. Deeley Limited, the development being a joint venture between Oakmoor and Deeley Properties.

Cassian provided weekly programming services that comprised the provision of master programming, elemental programming, short-term programming, weekly monitoring and preparation of client reports.

The project value was £18 million and was constructed between Autumn 2007 to May 2009.



Servomex, Crowborough, East Sussex

Servomex, a subsidiary of Spectris PLC, are the owner of a new 4738m² research and development office and light assembly facility in Crowborough, East Sussex, U.K. which commenced construction in 2007.

Cassian, as part of the Martindale McAndrew team, have been involved since the conception of the in 2000.

The scope of MMcA's involvement included feasibility studies into the use of existing owned and leased facilities in Crowborough as well as the development of surplus land for the owner's use as well as new developments for third parties. Following Spectris's selection of one of the costed schemes proposed, planning permission for the new development was applied for and granted during 2001 and 2002. The approved scheme included a 6690m² Servomex unit, six office units arranged in three buildings totalling 6155m² and 1720m² of retail space. The project included a new access road and bridge across the Crowborough Ghyll, and a new roundabout on the main industrial estate road in compliance with a section 278 agreement with East Sussex County Council

The decision to commence construction was then taken during 2006, with business relocation in October 2008. The design of the new Servomex unit underwent radical internal changes while observing the Planning Permission. MMcA undertook a value engineering process to reduce the floor area down to a phase one build out of 4738m² and to also reduce infrastructure costs. Design and Build Employer's Requirements documents were developed over a four-month period to best reduce the owner's risk and cost certainty and in order to solicit bids from suitably selected Design and Build Contractors.

For best value the project was procured using two separate building and civil engineering project packages, owing to the distinct differentiation of the building infrastructure and civil engineering works. Bids were also sought for a combined project from "turnkey" contractors. The bidding process resulted in separate building and civil engineering contracts in January 2007. The project was let 5% under the build cost budget.

The project was subject to rigorous ecological and environmental scrutiny throughout its early phases, with lizards, snakes, badgers and bats being part of a controlled translocation and mediation process. Despite poor summer weather during 2007, and delays owing to extended ecological clearances and Environment Agency approval processes, the civil engineering contract was completed in December 2007 and within the original contract sum.

The building construction commenced on 15 October 2007 and was satisfactorily completed in September 2008.



Marley Way, Banbury

This project comprised a 6,500 ft² retail unit shell at Marley Way, Banbury, U.K. for Trine Developments Ltd.

Cassian undertook the role of Project Manager and Employer's Agent on this project, which took 16 weeks to construct in 2008 and costed £460,000.

Cassian involvement commenced with the preparation of various cost plans resulting in a value engineering exercise in order to achieve best value for the employer. Subsequent to that, Cassian managed the design, prepared the Employer's Requirements, sourced additional surveys, procured the project on a Design and Build basis, prepared contract documentation and administered the contract through to completion.



Motorway Trading Estate, Aston, Birmingham

Comprising 6 industrial units built in 1979, Cassian has been involved in this estate since 2006, undertaking a number of different tasks. The estate extends to approximately 30,000 ft² of industrial space and 5,500 ft² of office space arranged in a three-storey block.

In 2006, the internal refurbishment of units 5 and 6 was project managed in advance of re-letting. The contract value was £20,000.

In 2007, Unit 1 was vandalised resulting in a £50,000 internal refurbishment.

In 2008 the existing tenant of units 2, 3 and 4 submitted notice to exit their lease and so Cassian prepared a dilapidations claim for submission to the tenant and ultimately were employed to negotiate a settlement. This prompted the owner to undertake a feasibility study in late 2008 to improve the estate. Cassian, together with a local architect, prepared a number of costed options from which the owner agreed to commission a £450,000 uplift scheme. This will be undertaken during 2009 and Cassian will project manage the scheme.



Mill Rise, Newcastle Under Lyme

Comprising a 60 unit extra care centre arranged over three storeys and a two storey primary care centre, Mill Rise was constructed by Mansell in 2008 and 2009.

Cassian were initially employed to undertake a programme health check. This developed into providing monthly then weekly reports on programme status, particularly through the finishing stage of the project.

The project value was £12 million



Midshires Business Park

This project comprised the development of 46,000 ft² of office and commercial space in Aylesbury, Buckinghamshire, U.K. The buildings comprised two two-storey steel framed structures with a curved roof, full height glazing to 50% of the façade. The ground was improved using vibro compaction techniques.

Working as a sub consultant to Martindale McAndrew, Cassian involvement commenced by undertaking feasibility studies on the site, selecting the design team, providing cost consultancy and value engineering input to the design team on different use options to enable the developer to assess best value when considering achievable rental levels that local market conditions could sustain. One of the key factors in deciding on the appropriate use and mix was flexibility and so the design was developed in a modular fashion with every module capable of having its own entrance door and double front access doors, or alternatively having glazed panels in the door apertures depending on tenant / purchasers wishes and floor area requirements. The original scheme also retained the ground floor as a “shell” finish, thus allowing the prospective tenant or purchaser to fit out as offices or bespoke to their needs. The buildings were finished as open plan offices with finished stairs and toilet core areas.

Once planning permission was obtained, the management of the design development was undertaken, Employer’s Requirements were written and assembled, then design and build tenders were sought. Prices had a spread of 2%, all within the cost plan. During the site operations regular progress meetings were held, together with periodic visits to monitor progress and quality. The work was also valued for monthly payments. Final inspections were undertaken, completion certified and end of defects liabilities certified as complete.

During the project the client decided to complete the ground floor as offices, a decision made following the nature of the market interest at the time. This was undertaken using a construction management form of procurement, employing package contractors, rather than varying the main contract. This saved the client approximately £100,000.

The overall project value was £2,960,000 and was completed in August 2002.



The Royal Development, Guernsey

The Royal Development in St Peter Port, Guernsey comprises the construction of a seven storey residential block (including two storeys of parking), Royal Terrace; and an eight storey office building (two floors of underground parking and six floors of offices), Royal Chambers. The Royal Terrace provides 40 apartments for local sale and 8 open market apartments and further provides retail and leisure space accessible from street level. Royal Terrace provides 40 exclusive local market apartments and 8 super open market penthouses; and Royal Chambers provides 6,000m² of office space.

Cassian has provided both directly to The Long Port Group, and to its project managers, construction planning advice. This initially comprised preparation of benchmark programmes against which the tender returns of the bidding contractors could be assessed and also included a risk analysis into potential benefits, pitfalls and potential consequences of undertaking the project in a variety of scenarios.



North Street Quadrant, Brighton

Undertaking design management, programming and scheduling roles for AHP Construction, the £4,000,000 North Street Quadrant project was implemented during 2003 and 2004.

The project comprised the retention of a grade 2 listed public house and the demolition of the remaining properties on the site situated in the city centre of Brighton, East Sussex, U.K. The site was bounded on all sides by roads and footpaths making access and material deliveries extremely difficult, necessitating a luffing jib tower crane and definitive delivery schedules.

The finished scheme comprised a six-storey building providing four floors of retail space and two floors of office accommodation. The construction of an 8 metre deep basement required innovative ground support techniques.

After initially being involved in preparation of tender programme and pricing, Cassian prepared full construction programmes, procurement schedules and design release schedules; these were regularly monitored throughout the project and periodically revised.

The role of design management was a highly complex one owing to the geometry and floor arrangements of the building, the varying street levels around the site, client instigated design changes owing to changing local market trends, planning permission requirements and integration of the existing public house. Design management tasks included instructing, monitoring and checking design team outputs, amending design outputs in line with contractor's proposals, integrating temporary works design and specialist design contractor outputs into the overall design.



Lexus

Undertaken whilst contracted to John Mowlem and Company, Cassian undertook the role of National Project Manager for this project which comprised a national framework roll-out programme to build car showrooms for Lexus throughout the U.K. in the year 2000.

This comprised firstly assisting John Mowlem and Company in competitively and successfully bidding a “generic” project. This generic concept however was 50% over budget and so, as part of the team, this was value engineered through a number of methods including the identification of key partner design sub-contractors for the steel, cladding, glazing and services elements, product change, design rationalisation and simplification and bulk purchasing to achieve the budget.

This generic concept was then translated to site-specific solutions including refurbishment of existing facilities to incorporate elements of the generic concept to retain, for the customer, the car purchase “journey” or “experience”. Two sites included the construction of Toyota car showrooms and servicing facilities adjacent to the Lexus showroom.

In total, Cassian was involved in nine projects, situated in Bristol, Glasgow, Guildford, Aberdeen, Bolton, Manchester, Leeds, Woodford and Southend. The involvement included assisting the local Mowlem offices in securing the projects, ensuring design changes and lessons learnt from the early projects were incorporated on the later projects, co-ordinating the key partner sub-contractors and monitoring progress on each project to ensure the Lexus overall roll-out programme was maintained.

The projects ranged from £500,00 to £850,000 depending on the solution adopted, the Toyota showrooms were in excess of £1,000,000



Project Connaught and Allenby

Cassian were employed by the Aspire Defence Consortium, a joint venture between Halliburton KBR and John Mowlem and Company set up specifically to bid for the PFI Project Connaught and Allenby. Initially budgeted at £4 billion, the project was to rationalise, build and refurbish the British Army garrisons of Aldershot and Salisbury Plain.

The project comprised a capital build cost of approximately £1 billion to be built over 7 years, the remaining project value being £3 billion of services and facilities provision over 30 years. The new build and refurbishment works comprised junior ranks, senior NCO, junior and senior officer single living accommodation, officer's and sergeant's mess, dining and catering facilities, stores, garaging and maintenance facilities.

The role undertaken by Cassian included the design management of the single living accommodation. The project required over 10,000 units to be constructed and owing to the lack of labour resources in the locality, an off-site manufactured system was sought. Cassian, in conjunction with Mtech Group, investigated all forms of off-site manufactured solutions including volumetric, timber frame, concrete cross wall, bathroom pods, structural insulated panels, light gauge steel frame and concrete tunnel form construction.

The challenge was to provide a robust and deliverable solution that not only met all the Home Office and project requirements but would also provide a home for and withstand the rigours of a soldier.

A thorough investigation of the worldwide market was undertaken including research into the US volumetric and Canadian timber frame markets, European volumetric, timber frame, steel frame, concrete cross wall and bathroom pod markets. Key sub contractors were sourced not only on price but on ability to deliver.

The system chosen for the bid was the concrete cross wall and bathroom pod solution.

Aspire Defence were the successful bidding consortium and work commenced in 2005.



Airbus

In 2003, Airbus required a facility to transfer the wings of the Airbus A380 aeroplane from a barge (that started its journey at Broughton where the wings are constructed) to a temporary storage location from which they are transported via a linkspan bridge, to a ro-ro vessel for onward transportation to France where the aeroplane is assembled.

The development of this trans-shipment facility took place at Port of Mostyn, Flintshire, U.K. The project comprised alterations to existing sheet piled walls and revetments to provide a sheet piled wharf, steel support grillage, fenders, access ramp, maintenance and office building, six storage bays and modifications to the linkspan bridge.

Martindale McAndrew were appointed project managers by Airbus in October 2003, and as part of their team, Cassian were employed, initially in a risk management capacity to prepare a cost plan, manage the development of the design and procure package contracts as an alternative procurement route to the design and build proposals simultaneously being sought.

Design and build tenders were submitted within our cost plan and we were then engaged to prepare documentation for contract. Martindale McAndrew were then employed to be Employer's Representative for the enabling works, main contract, linkspan modifications and post completion additional works. Cassian provided support services to allow Martindale McAndrew to undertake that role.

The main contract value was £2,100,000, it commenced in December 2003 and completed in May 2004.



Gracechurch Shopping Centre, Sutton Coldfield

Working as part of the Shaylor Construction team, Cassian assisted Shaylor in securing the contract and planning the works for the North Mall improvements at Gracechurch Shopping Centre, Sutton Coldfield, U.K.

The works comprised infilling a previously open courtyard within an operational shopping centre. The development provided four retail units at mall level and the provision of extended retail space at first and second floors. The structural steel frame was constructed from basement level off new piled foundations through the existing mall concourse slab.

Typical of its location, the project required a 60m jib tower crane, night time deliveries of large materials, temporary lifting wells through to the existing basement for daytime movement of materials and waste and temporary works for the construction of an atrium over an existing open pedestrian thoroughfare.

Cassian provided Shaylor with detailed programmes, access requirements and methodology statements which contributed to securing and successfully implementing the contract.



Sentrum, Watford

The fitting out of an existing 1980's built office building to incorporate 8 data halls, contract value of £130,000,000 in Watford, U.K.

Cassian worked as part of the Mercury Engineering construction team providing day-to-day and short term programming services. This included planning, programming and scheduling tasks, reviewing progress of the procurement activities and on-site works, providing early warnings to the construction team where programme was being compromised.



Petrofer

Petrofer commissioned Cassian as their representative prior to and during the construction of their new facility in Telford, Shropshire, U.K.

The facility, comprising a two storey office and laboratory and single storey warehouse building was constructed by a local contractor, employed under a design and build contract by a developer. Petrofer occupied the building under a lease.

The tenant's representative role included establishing the tenant's requirements and brief, understanding the business rationale and interrogating the essential and priority needs as opposed to the "nice to haves". With the brief established, Cassian negotiated on Petrofer's behalf in agreeing base build specification, including laboratory requirements, and cost with the developer's agent. This effort helped the tenant obtain value for money when negotiating his rental level.

During the works, Cassian visited the site periodically to ensure the scheme built conformed to the tenant's requirements, noting issues of quality to the developer's agent. In this regard, Cassian undertook a Schedule of Condition at Practical Completion owing to a number of quality issues, including most notably, cracking to the service yard slab after two days of light usage. Recommendations were made to Petrofer that the repairing liability of the service yard should be removed from their lease.

The project was completed in 2001, the contract value was approximately £550,000



Lowgate, Hull

Mapleoak, the development division of John Mowlem and Company, engaged Cassian to undertake a number of tasks at two properties they inherited as part of the Hull Magistrates Courts PFI scheme that John Mowlem were contracted to.

At Brough, Cassian undertook a condition survey of the existing single storey court building and two-storey police station prior to sale and project managed archaeological investigations in conjunction with a planning application for a residential scheme.

At Lowgate, a former Exchange Court building with a 8 metre high barrel vaulted ceiling, Cassian undertook two condition surveys (2001 and 2004) of the listed building, prior to refurbishment into a bar and restaurant. We supported the employer in securing purchasers and tenants and managed a successful planning appeal through to Public Inquiry.



Port Ivory, Howland Hook, New York

The project comprised the demolition of a former Proctor and Gamble factory complex on Staten Island, to form a rail served intermodal terminal adjacent to Howland Hook container terminal for the Port of New York and New Jersey in U.S.A.

Cassian were employed by Nigel Nixon and Partners Inc. of Dallas, Texas to undertake design management of the below ground and paving works on the project. This role was extended to provide further services on the refurbishment of one of the remaining buildings on site.

Cassian work scope included historical investigation of previous site use and mapping of likely underground structures to assist in demolition contractor procurement and paving design; establishment of cost effective site plateau, balancing earthworks within operational and site constraints; assisted in dynamic cone penetrometer testing; survey of Building 40 scheduling existing features and defects, for the purposes of scoping remedial and alterations works as part of the refurbishment works.

The overall value of the project is \$28,000,000 and work commenced in July 2005



Hozelock

This project, undertaken as a sub consultant to Martindale McAndrew, was the culmination of many feasibility studies into the expansion of Hozelock's existing premises in Aylesbury, Buckinghamshire, U.K.

Having undertaken feasibility studies on a number of schemes to extend and modify their existing facility, Hozelock, needing to expand and re-locate their design centre and part of their injection moulding capability, finally decided to move into a nearby recently vacated factory and office. This necessitated refurbishment of the existing offices, new partitions and data cabling, introduction of foundations within the factory for machines and steelwork to support an overhead crane, external foundations for raw material silos, sprinkler installation including tank and base, silo, crane and racking installation.

Working in conjunction with the Employer's team, the work scope included cost planning and monitoring, planning permitting, design team selection, project management, competitive procurement and construction management of various package contractors.

The value of the project was approximately £400,000, and was undertaken during the summer of 2002.



Cooper Menvier

Martindale McAndrew were project managers for this project which comprised the fitting out of a newly built speculative office development in Royal Leamington Spa, Warwickshire, U.K. to provide an executive office suite for the European H.Q. of Cooper Menvier.

Contracts were negotiated with a services contractor, who designed and installed air conditioning throughout, installed data cabling and undertook amendments to the electrical and mechanical installations; and a fitting out contractor who provided partitions, decorations, adaptations to the ceiling and floor finish and furniture.

The role of Cassian included the agreement and monitoring of the contract budget, procurement of the negotiated contractors including value for money verification, project management, valuing and certifying the works, inspecting and certifying at completion and at the end of defects liability period.

The project was completed within six weeks, either side of Christmas 2000, delivered on time and within budget.



Promessa, Romania

Promessa are one of the largest meat producers in the Netherlands and their first venture outside their homeland has been in Romania. Initially acquiring an existing meat producer in Bucharest, Promessa's plans were to build, own and operate a purpose built temperature controlled meat production facility.

Martindale McAndrew were commissioned by Promessa Carne to project manage the construction of a new 7,850 m² meat factory in Bolentin, Bucharest, Romania.

The project included 5,600 m² of chilled production facilities and 800 m² of cold storage, together with a two storey administration and welfare facility. The project also included its own fresh water well, waste water treatment facility, gatehouse and vehicle cleaning facilities

Cassian, as part of their team, were involved in interrogating client requirements, providing initial value engineering proposals, identification, procurement and selection of contractors and negotiation of contract conditions with the preferred contractor.



Other Projects

Other Project Management projects have included:

- Fitting Out of a call centre and distribution warehouse for a mail order company (The White Company) in Perivale, Middlesex in 1999, contract value £250,000.
- Re-roofing of an existing warehouse unit in Newcastle Upon Tyne in 2003, contract value £50,000
- Demolition and site clean up of a former abattoir for Weddel Swift in Blackpool in 2001, contract value £20,000.

Other Design Management projects have included:

- Residential development comprising 37 apartments in Stratford, London in 2003, contract value £4,000,000
- Residential development comprising 24 apartments and 2 retail units in St Albans, Hertfordshire in 2004, contract value £3,000,000
- Residential development comprising 11 apartments in Cheltenham, Gloucestershire in 2005, contract value £1,200,000
- Residential development comprising 22 apartments over four floors, one floor of offices and a double basement car park at Brunswick Court, Newcastle – Under - Lyme in 2003, contract value £5,000,000

Feasibility Studies have included:

- Redevelopment of a leisure resort in Ukraine, cost consultancy and design management services provided during 2004.
- Development of a logistics park in Ukraine, cost consultancy and design management services provided during 2004.
- Redevelopment of a 14.6 hectare site including a former furniture factory in Constanta, Romania during 2007/8.
- Industrial Estate Uplift Scheme, Aston, for Nuffield College in 2009.



Forensic Planning Projects have included:

- Clark Construction, Gatehouse D, Humber Works, Immingham on behalf of Brunswick IS in 2008/9.
- Lorne Stewart, Kent Schools PFI on behalf of Alway Associates in 2008.
- Diabetes Centre, Heartlands Hospital on behalf of Shaylor Construction in 2008/9.
- Warwick University Central Library Refurbishment on behalf of Shaylor Construction in 2007.
- Airwave O₂ GBNR telecommunications project (£35 million) on behalf of Brunswick IS in 2007.
- Three Shires Hospital extension, Wellingborough on behalf of Shaylor Construction in 2006.
- St Georges Wharf, London on behalf of Alway Associates in 2006.
- Hertfordshire Constabulary Headquarters on behalf of Brunswick IS in 2006.
- Good Hope Hospital on behalf of Trills Interiors in 2005.

Procurement Only Projects have included:

- Essential Maintenance Repairs to a four-storey office block at Avon Reach, Chippenham in 2007.
- Demolition of a former factory in Nottingham in 2007/8.
- Essential Maintenance Repairs to a six-storey office block, Staveley House, Croydon in 2003 and 2006.

Dilapidations Claims have included:

- Select Engineering at Oldbury (Landlord)
- Clem Dobson at Bromsgrove (Landlord)
- Concept Mouldings at Oldbury (Tenant)