Case study

Hicks Baker
Commercial Property Consultants

Fact File

LOCATION	Methuen South, Chippenham
Type	Commercial
Issue	Category A office fit out
Project Manager	Andy Colangelo FRICS
Contact	a.colangelo@hicksbaker.co.uk 07824 428455



Client Issue

Our client acquired a vacant two-story 6,300 sq ft office building in Chippenham. The building was a shell which had never been occupied. Hicks Baker was approached to provide professional building surveying advice to the Client on the proposed design and procurement of works to fit out the interior to a category A standard and provide new communal facilities, including toilets and a lift, as well as air conditioning, ceilings and lighting.

Solution

Hicks Baker was appointed to provide pre-construction advice and to act as Project Manager. We designed and defined the scope of works and invited tenders from several established contractors. Tenders were reviewed and a building contract for the works awarded. During the works, we reviewed the contractor's detailed design proposals; monitored the progress and quality of the works; reviewed valuations and issued interim certificates for payment; and upon completion determined the adjusted final contract sum. Works were procured under the JCT Minor Works Agreement 2016 with Contractor's Design based on a tendered contract sum and a contract period of 10 weeks. The scope of works was varied to include the provision of air conditioning within the offices.

Outcome

Practical completion was achieved on time and the final cost of works was within the expected budget. Our client subsequently agreed heads of terms with a single occupier (a major US corporate) within a few weeks of practical completion.