

St Andrew's House, St Andrew Street, London

Proposal to Appoint a Cost Consultant

The Role

Cost Consultancy services in relation to St Andrew's House. This is to include but not limited to the following:

- Producing Cost Plans at key project stages
- Provision of cost advice throughout the programme
- Assisting in the agreement of the procurement route
- Assisting in the identification and evaluation of potential contractors and/or specialists for the project
- Obtaining and appraising tenders including preparation of recommendations to the client
- Advice at option consideration stage
- Assisting in the administration of the building contract to Practical Completion and during the Rectification Period

Detailed service requirements will be included in the final invitation to tender.

The Project

Constructed in the late 1980's this purpose built office, circa 51,000 sqft, is arranged over basement, part mezzanine, ground and eight upper floors.

The building is of steel-framed construction with upper floors of suspended concrete construction. The sloping terrain around St Andrew's House results in the ground floor access at the rear from Thavies Inn being at 1st floor level on St Andrew Street. The lower ground floors have the potential for a change of use.

The building is air conditioned but it is envisaged that the existing services will be replaced as part of the works.

Planning consent is granted for a single storey roof extension which expires in November 2013. The building will be handed back to the Fund in late September 2013 and it is planned to be refurbished to a high standard in order for it to be re-let to achieve the maximum rental income and presented to the market in the third Quarter of 2014, this is to include:

- The Cat A refurbishment of the office space.
- Comprehensive ground floor and office reception refurbishment and all common parts and facilities.
- The refurbishment/reconfiguration of the cores.
- Roof top extension.
- New services throughout.
- Enhancement of the energy performance to achieve BREEAM Very Good rating as a minimum.
- British Council for Offices Compliant.

The development budget to be in the region of £7 million.

project managers and consultants



The Team

Buro Four have been appointed as the Project Manager for the development, the other primary team appointments are to include, together with secondary consultants as required:

- Architect
- M&E Engineer
- Structural Engineer
- CDM Coordinator

The Criteria

The criteria for the selection for inclusion on the tender shortlist for a Cost Consultant for the St Andrew's House office refurbishment are as the attached Pre Qualification Questionnaire Assessment Criteria.

Process for Selection

Responses to the PQQ should be returned to Rob Lane (rlane@burofour.com) by midday on 11 July 2012 to be evaluated in line with the scoring criteria noted. Responses will be used to select a limited number (minimum 3) of candidates to be issued an Invitation to Tender.

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