

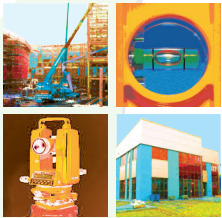
Insurance
Valuations

Pre-Acquisition
Surveys

Dilapidations

Party Wall Advice

Planned
Preventative
Maintenance



Architectural
Services and
Planning

Design and
Contract
Administration

Project
Management

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Employers Agent

Project Management

For the property or construction client, there is only one measure of success - the scheme that comes out right. Right on timing, right on budget, right on performance, right on running costs, and right for the market.

A major element in the development process is the management and co-ordination of design and construction. For clients without the necessary technical expertise in this field, or for those who do not have the time to be involved in such a detailed activity, Sanderson Weatherall can act as your expert representative.

We provide a complete service and will:-

- Discuss your requirements concerning space, function, operation, quality, timing and costs, including life cycle costs.
- Establish a project team after analysis of your requirements which will determine who should comprise the principal team members. This will include agreement of the terms of appointment, fees etc., together with a system of communications between the project team.
- Develop a programme for implementation. This will include all stages from agreement of a concept, detailed design development, planning and other statutory requirements and pre and post construction activities.
- Establish a budget covering all elements including fees, construction etc.
- Liaison with your Solicitors on matters relating to the development including the need for Collateral Warranties, where appropriate, in relation to professional appointments.
- Arrange the selection of contractors, advising on methods of procurement and forms of contract, together with tender evaluation and where appropriate, recommendations for negotiation prior to awarding a contract.
- Prepare regular cash flow forecasts and authorise payments due under the building contract and relating to consultants fees and other outgoings.

Leeds
25 Wellington Street
Leeds LS1 4WG
Tel: 0113 369 6000
Fax: 0113 369 6200

London
1st Floor
Washington House
40/41 Conduit Street
London W1S 2YQ
Tel: 020 7851 2100
Fax: 020 7851 2101

Newcastle
22-24 Grey Street
Newcastle upon Tyne NE1 6AD
Tel: 0191 261 2681
Fax: 0191 261 4761

Manchester
Brook House
64/72 Spring Gardens
Manchester M2 2BQ
Tel: 0161 615 7000
Fax: 0161 615 7001

Teesside
Robert House
Westpoint Road
Teesdale Business Park
Stockton on Tees TS17 6BA
Tel: 01642 870870
Fax: 01642 870877



Project Management continued

- Review the programme using all reasonable endeavours to maintain progress in line with your expectations. As appropriate, highlighting any significant programme deviations and explaining these together with providing recommendations for corrective action.
- Establish a management framework in the project team for meeting, reporting and instruction procedures.
- Co-ordinate and/or appoint a suitable organisation to control and monitor the work on site including the establishment of defined lines of responsibility and working relationships between the design team and contractor.
- Monitor work in progress, costs and the performance of the professional team.
- Implement methods of quality control for work carried out and ensure design compliance.
- Co-ordinate the activities of any client direct sub-contractors into the main contractors programme.
- Arrange the handover of the building after operational testing and full commissioning, the issue of all certificates, guarantees, manuals, drawings etc.
- Providing, as required, any post-construction services in relation to the co-ordination of client re-location, fitting out etc.
- Maintain contact during the Defects Liability period up to the issue of Certificate of Making Good Defects once all remedial works required are satisfactory completed.
- Provide in-house advice, if required, on project finance, site selection, planning, agency, valuation, maintenance, management and rating.

Our service is flexible, can be varied to suit the needs of individual clients and projects and is based upon our experience in delivering up successful projects to clients over a number of years; from new build to refurbishment, from office buildings and car showrooms to Museums.

Contacts:

Leeds **Ewan Scott** 0113 369 6000

London **Jason Shannon** 020 7851 2100

Newcastle **George Penrice** 0191 261 2681

Manchester **Philip Kenny** 0161 615 7000

Teesside **David Fairley** 01642 870870

sandersonweatherall.com

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