



Project Management

The background image shows an outdoor courtyard area at dusk. The ground is paved with grey cobblestones. In the center, there is a wooden bench and several wooden posts. The building in the background has a teal-colored wall and a sign that reads "Welcome to The Bridge School".

Places. Property. People.

Working across numerous specialisms, we are a passionate multi-disciplinary design and property consultancy.

Our team of property specialists and designers provide innovative solutions to make places, properties, and people be the best they can be.

Our Building Design Consultants work collaboratively to achieve a solution that is sustainable, inspirational, and empowers current and future generations. Being considerate and client-focused, we explore the benefits above and beyond your original requirements, delivering your projects to an exceptional standard.

We appreciate each client will have different requirements. Our experienced team look forward to working with you to deliver your desired outcome.

PROJECT MANAGEMENT AT CONCERTUS

Our Project Management team supports clients and project teams by delivering scopes on time, to budget, and to an exceptional standard.

We provide construction project management services for a variety of projects, from inception through to completion and beyond. The team are excellent communicators and will make sure all parties are updated throughout the lifecycle of a project. Our Project Managers' diverse skill set, knowledge and experience allows them to manage the procurement of complex, multi-disciplinary teams for design and construction projects.

To remove complexity, you will have a single point of contact throughout the construction project planning and scheduling. We will help define briefs, lead stakeholder management, and connect teams to offer a collaborative approach to fulfil our clients' requirements.

Our Project Managers are proactive and innovative in their approach and seek out pragmatic solutions to challenging problems, ensuring successful projects are delivered.



OUR PROJECT MANAGEMENT SERVICES INCLUDE:

- Advising on procurement strategies
- Business case drafting
- Change control
- Contract administration
- Contractor and consultant procurement
- Cost monitoring
- Leading multi-disciplinary teams (often based in multiple locations)
- Leading the value engineering process
- Lessons learnt reviews throughout the life of a project
- Pre-planning consultation
- Programme management
- Project governance
- Project planning
- Risk and issue management
- Setting up and maintaining project controls
- Stakeholder engagement
- Support with funding applications, including Heritage Lottery Funding

PROJECTS

Mildenhall Hub

Key Information

Location:
Mildenhall, Suffolk

Sector:
Education, Health,
Leisure + Community

Value:
£40 million

Concertus Disciplines:
Architecture
Building Services Design
Estates + Development
Management
Interior Architecture
Landscape Architecture
Programme Management
Project Management
Quantity Surveying

SCOPE

We were appointed to produce a master plan for creating a single site hub for the town's public services. This project required a multi-disciplinary approach across our in house professional teams.

In order to first explore the possibility of creating the hub, we developed a robust business case to allow partners and stakeholders to conduct due diligence on the proposed community facility. We engaged and consulted with a large number of stakeholders, consolidating all their ideas and requirements. We also carried out land surveys and architectural design proposals. Each option was fully costed to include the build, capital receipts, and any land purchase. We produced all background and supporting information, and gave a 25 year lifecycle cost.

We produced detailed designs for the build, including massing and site analysis drawings, layout plans and

plans for the use of the buildings and surrounding spaces. This resulted in a smooth process for gaining approvals throughout planning and building control stages. Our designs were also used to secure funding to progress the project. The facilities included within the design are a high school, leisure centre, job centre, medical centre, police, local authority, library, café, pre-school, children's centre, and office spaces.

Our team took many factors into consideration when designing the community facility. For instance, there were multiple stakeholders and end users involved on this project, which presents a more complex task of ensuring all their needs are met. However, through frequent client engagement sessions, the team were able to develop and understand their briefs, gaining a thorough understanding of how best to suit their needs.



RESULT

The completed hub is a national exemplar, and the first of its kind in the UK to have as many community services brought together under one roof to achieve its aim in reducing overheads and creating better cost and environmental efficiencies.



PROJECTS

The Hold

SCOPE

As Employer's Agent we worked closely with the client and end users to understand fully their requirements and key project risks from an early stage. This working relationship continued throughout all stages of the project.

Due to the funding arrangements we undertook a careful review of the project finances and assisted with applications to the Heritage Lottery Fund. We established rigorous cost control procedures and ensured the design was strictly monitored against the agreed cost plan. Any difficulties were rectified and the approved cost limit was maintained. We also attended the Heritage Lottery Fund monitoring meetings every three months to provide updates on the project and its progress.

The location of the project (on a live university site) resulted in making recommendations to the client on the need for site investigations and holding engagement sessions with all

parties that would be affected by the project. We carried on these regular meetings with the Construction and Design team, the client and stakeholders (Suffolk County Council and the university) during the progress of the works over the three years to keep everyone updated on progress. Good communication has been essential to the successful outcome of this project.

We have ensured the project execution plan has been followed and the project was in line with the employer's requirements, as well as meeting the client's expectations of a new flagship public building.

As Client Design Advisor we were appointed to review independently the proposals put forward by the design team. We needed to make sure the Design and Build Contractor met the client's employer requirements and complied with necessary legislation.

Key Information

Location:
Ipswich, Suffolk

Sector:
Community

Value:
£16 million

Concertus Disciplines:
**Client Design Advisor
Employer's Agent
Project Management**



RESULT

Despite delays to the project as a result of COVID-19, construction progressed well to ensure the university facilities were ready for the return of students in September 2020. The new seminar rooms and 200-seat lecture theatre have provided the University of Suffolk with extra teaching spaces for the increasing number of students. In addition to housing state-of-the-art university facilities, The Hold is the headquarters for the county's records office and allows the public to explore 900 years of national and international archive material. This unique purpose-built facility has helped to regenerate the waterfront area and will benefit the local community and future generations.



PROJECTS

Blue Light Collaboration

Key Information

Location:
Woodbridge, Suffolk

Sector:
Emergency

Value:
£6 million approximately

Concertus Disciplines:
Architecture
Building Services Design
Interior Architecture
Landscape Architecture
Project Management
Quantity Surveying +
Cost Consultancy
Structural + Civil
Engineering

SCOPE

Our team has been involved in the initiative from its very early stages. We were called upon to work with multiple stakeholders to give consultancy advice, before moving on to provide design and project management services, as required, for each of the individual projects.

One of the projects completed was Woodbridge Community Fire Station where we were initially selected as the preferred consultant to undertake a feasibility study. We were appointed to assess and lay out the options

that would make the vision of a shared property a reality. Our multi-disciplinary team included Architectural, Mechanical, Electrical, Structural, Quantity Surveyors, Landscape Designers, Project Managers and Estates Surveyors. Within the team we considered issues relating to design, planning, land ownership and lease arrangements.

To date, we have been involved in over 10 shared community fire and police facilities in Suffolk, undertaking a variety of roles.



RESULT

The Government has praised the result achieved from the joined-up approach by Suffolk, with talks of the Home Office using the county as a case study for 'blue light collaboration' success. Accomplishments so far have highlighted how benefits can be achieved through bringing together blue light services in Suffolk. These results have also moved the public sector in Suffolk a step closer to the objective of creating single public sector estates or hubs, sited centrally, that bring together services that support the local community.

PROJECTS

Sir Bobby Robson School

SCOPE

This 60-place school provides a first-class support setting and learning facilities for primary and secondary students with social, emotional, and mental health needs.

Leading innovation has resulted in a purpose-built school which includes 10 general classrooms, 3 specialist classrooms, a multi-purpose hall, kitchen, dining space, soft play, and sensory areas. A calming and inspiring environment has been created to allow pupils to develop independence and self-confidence. The internal design considered durability of finishes

and health and safety to facilitate safe and functional surroundings.

The school shares a site with multiple users, including a pupil referral unit, Orwell Sexual Health Clinic, and Inspire Suffolk (a charity dedicated to supporting young people). We arranged site user meetings prior and during construction to accommodate the different needs of these organisations. These meetings influenced our design – for example, the building had to be robust and incorporate pitched roofs to deter roof climbers.



Key Information

Location:
Ipswich, Suffolk

Sector:
Education

Value:
£6 million

Concertus Disciplines:
Architecture
Building Services Design
Interior Architecture
Landscape Architecture
Project Management
Quantity Surveying
Structural Engineering



RESULT

We played a significant role in helping the school obtain funding to make their dream a reality. The previously unused, confined brownfield site has now been transformed. Our collaborative approach allowed for a seamless transition to deliver this specialist school which has surpassed expectations through creative design solutions. We are extremely proud to have been a part of this instrumental project which has provided Suffolk with its first SEMH school.

PROJECTS

The Stevenson Centre

Key Information

Location:
Great Cornard, Suffolk

Sector:
Community

Value:
£430,000

Concertus Disciplines:
**Building Services Design
Project Management
Quantity Surveying +
Cost Consultancy
Structural + Civil
Engineering**

SCOPE

The client wanted us to create a vibrant community hub that the local residents could be proud of.

Our team were asked to project manage the delivery of this project. This included the management of the consultancy team and all stages of the project (from inception to completion). We carried out significant research, including user surveys and investigation into funding streams, with the Centre Manager. We also assisted with the funding bids and successfully secured grant funding which resulted in the client being able to expand the extent of the works. Funding for the project was provided by the earmarked funds put aside by the Parish Council, a Public Works Loan Board loan and grant contributions from the Great Cornard Town Land Charity, The National Lottery—Big Lottery Fund, Babergh District Council Grant Aid—Community Projects, and Lord Belstead Trust. These generous grants allowed this key community hub to become a great facility for the growing Great Cornard population. Throughout the project we worked with the Parish Council Steering Group

to tailor the design to their needs and to meet the budget available. The completed design package was sent to tender via the Suffolk Construction Framework and five tenders were received. Having evaluated the tenders, we provided a Tender Analysis Report. This report identified potential value engineering to the works to match the funding available. Working with the steering group, a list of priorities was identified which allowed works to be added back into the contract if further funding became available. Close collaboration with the Parish Council Steering Group enabled the centre to remain open throughout the duration of the construction works. The client was given accurate monthly progress and cost updates during the works which allowed them to make informed decisions and be fully involved in every step of the project. Essential to the success of the project was the close working relationship with the Centre Manager, the Project Manager and the Construction Manager on site.

RESULT

The extension and refurbishment of The Stevenson Centre has created a fit for purpose community amenity which serves a population of over 10,000. The extension to the main building houses a large community room, kitchenette, two further meeting rooms, additional storage space, and toilet facilities.

This project was delivered on time and to the budget. A wide variety of classes and community group sessions are held at the centre on a regular basis. These include stroke support, weight management, table tennis, art and craft. In the first six months after completion of works, there was a substantial increase in the number and variety of organisations using the centre. This was the fundamental aim of the Parish Council at the start of the project.



PROJECTS

Phoenix Enterprise Park

SCOPE

We were commissioned to deliver a master plan on the entire site. Following discussions with the client, we decided to provide a phased option to suit their funding line.

Cost data was presented to the client to allow them to determine the affordability and different phasing options open to them. A full application was submitted for Phase 1 of the project which consisted of 16 units varying in meterage to be leased on completion to local businesses. The business units and external areas were developed with robust, low maintenance materials and components. Producing visuals at an early stage of the project helped with the marketing of the site.



Key Information

Location:
Lowestoft, Suffolk

Sector:
Commercial + Industrial

Value:
£4 million

Concertus Disciplines:
Architecture
Building Services Design
Estates + Development
Management
Landscape Architecture
Project Management
Quantity Surveying + Cost
Consultancy
Structural + Civil
Engineering



RESULT

The usable business space we created contributed to the economic development in an area of Lowestoft which was in need of regeneration. Our clients have complimented the efficient delivery of this project.

PROJECTS

Lytham Road Waste Transfer Centre

Key Information

Location:

Ipswich, Suffolk

Sector:

Community

Value:

£3.7 million

Concertus Disciplines:

Architecture

Building Services Design

Estates + Development

Management

Landscape Architecture

Project Management

Quantity Surveying +

Cost Consultancy

Structural Engineering +

Civil Engineering

SCOPE

Concertus were commissioned to design and project manage the construction of a new waste transfer centre.

Extensive external works were carried out to support the requirements of the facility, including establishing the main yard, access road and associated ground works.

We were involved from stage 3 of the project until completion, during which many of our multi-disciplined teams have contributed towards the completion of the facility. This is a secondary Ipswich based centre to assist the existing Foxhall Road site and would specifically be for commercial waste rather than household waste. The purpose of the new station was to allow waste to be transported to The Energy from Waste Facility and recycling transported to

reprocessing facilities more efficiently in fewer larger vehicles. The transfer station also required an office, weighbridge, car parking spaces, a new site access road, and a drainage and water management system.

Our Engineers were responsible for the installation of a passive hybrid designed ventilation system. This system included passive ventilation roof wind catchers, which by being predominantly wind powered, helps make the building more sustainable and energy efficient. This was further enhanced by the installation of roof mounted solar panels for the new station. These are features we are conscious to incorporate within our designs to ensure we are making a conscious effort towards achieving Government's Net Zero by 2030 initiative.

RESULT

We successfully delivered this important project for the local community, and the new waste transfer station is now complete and in use. The new facility can accommodate the collection and transfer of waste in the Ipswich area more efficiently and in line with demand from population growth.



PROJECTS

The Ness

SCOPE



The client asked us to help develop an area of Lowestoft (Ness Point) with the aim of enticing tourists. Ness Point is the most easterly point in the UK and the community wanted to feel pride in their heritage.

Specific outputs for our Project Management team included overseeing the project management for the design and construction phases, attending regular partner engagement meetings and steering group meetings, preparing progress reports and ensuring the project's aspirations were met within the budget. We managed the procurement of both the Landscape Architect and the Contractor.

Our Quantity Surveyors provided support with the tendering process for the appointment of the Building

Contractor. This included preparing tender documents, managing the clarifications from the contractors, analysing the tender returns and reporting to the joint board of East Suffolk Council and Lowestoft Town Council. The Quantity Surveying team also prepared a schedule of works and created a cost report to assist the Architect and ensure the design came within the tight budget.

Other duties we undertook were collaborating with the Environmental Engineers to prepare the Soil Remediation Report for the site, liaising with Suffolk Wildlife Trust, and advising on the funding expenditure. Our previous experience on the Felixstowe Seafront Gardens project, working with East Suffolk Council, provided valuable knowledge and benefited this project.

Key Information

Location:
Lowestoft, Suffolk

Sector:
Community

Value:
£774,000

Concertus Disciplines:
Project Management
Quantity Surveying +
Cost Consultancy



RESULT

Proactive management meant that works could continue during the COVID-19 pandemic. By liaising with the client and contractor, supply chain issues were proactively managed, ensuring the works could continue during this difficult period.


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