

Quantity Surveying + Cost Consultancy

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.

QUANTITY SURVEYING + COST CONSULTANCY AT CONCERTUS

Our team provide construction cost advice and quantity surveying services from inception through to completion, ensuring your project is delivered with the highest level of cost certainty and value for money possible.

Working closely with our clients, we manage our quantity surveying and pricing services through a series of gateways; proactively controlling forecast cost and expenditure against budgets to completion. As projects evolve, we maintain regular communication and transparent cost advice. This open relationship will give you the confidence that we are driving your project forward and achieving cost targets whilst managing threats and changes. Detailed value engineering exercises will be undertaken to guarantee best value.

We can adapt the services we provide to suit your needs and budgets. Our services cover both JCT and NEC contracts and single and two-stage tendering. The team hold significant experience in a range of sectors, framework types, and procurement routes. Using our knowledge and experience, we will ensure the most effective tender process is chosen for each individual project.



OUR QUANTITY SURVEYING + COST CONSULTANCY SERVICES INCLUDE:

- Agreeing final accounts for main contractors and sub-contractors
- Building costs and economic guidance
- Cash flow forecasting
- Cost control and risk management
- Cost planning
- Development appraisals
- Estimating/budgeting services
- Feasibility studies and business case appraisal
- Measurement services
- Produce pricing documentation, including both NRM and SMM7 bills of quantities
- Tender process
- Public sector procurement compliance advice
- Support with funding options
- Value engineering
- Valuations and cost certificates

Mildenhall Hub

Key Information

Location:
Mildenhall, Suffolk

Sector:
Education, Health,
Leisure + Community

Value:
£40 million

Concertus Disciplines:
Architecture
Building Services Design
Interior Architecture
Estates + Development
Management
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 client and end users are extremely pleased with the finished project, which is an example of what can be achieved by working collaboratively with multiple stakeholders.

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. The design of this building, both internally and externally, meets the client's brief and requirements, as well as providing a practical and aesthetically pleasing community hub.



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.

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
Structural +
Civil Engineering
Quantity Surveying +
Cost Consultancy

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.

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.

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.



Lytham Road Waste Transfer Centre

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 multidisciplinary 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.

The team utilised a 3D modelling system to produce the design for the new station to ensure accuracy and efficiency. This design incorporated several bays sized to cater for the storage of each separately collected waste type, with considerations for vehicle movements and up to two days retention time.

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.



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 + Civil
Engineering

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

Riduna Park

Key Information

Location:
**Melton, Woodbridge,
Suffolk**

Sector:
Commercial

Value:
£2 million

Concertus Disciplines:
**Contract Administration
Quantity Surveying +
Cost Consultancy**

SCOPE

The client needed us to create an additional phase of the overall build consisting of 9 business units, with the vision of renting and selling the units for commercial development.

Our team was commissioned to carry out the roles of Contract Administrator and Quantity Surveyor for RIBA stages 4-6.

The works involved within stage 4 included competitively tendering the project, issuing the tender documents, and completing value engineering to make sure the client was happy with any proposed changes made by the contractor. Although the Section 106 works were not covered in the original contract, we assisted in this area

which led to the project's success.

The stage 5 works we provided included leading monthly progress meetings, issuing necessary instructions, and carrying out design checks on the mechanical and electrical services. We worked closely with the client and contractor to check valuations and variations to the contract. This ensured all changes arising from the sale/rental of the units by the purchasers/tenants were included efficiently into the project. Our services were called for part-way through the previous build phase. To reduce variations, we ensured pricing documents were specific for the second phase and helped the client take lessons learnt forward.

RESULT

We met our client's brief and helped them to competitively tender the project to ensure the best value was achieved.

Continuous communication (via telephone and monthly meetings) allowed us to support the client on a learning curve to help them gain a stronger understanding of the construction process.



PROJECTS

Woolpit Health Centre

SCOPE

We provided support to the health centre by assisting the design team to create a CQC compliant building. It was necessary to include ventilation and an air conditioning strategy. An early discussion with the contractor, lead designer, and client enabled us to realise quickly there were issues with some of the specialist design elements. Being part of a multi-disciplinary unit, we were able to provide the resource required to resolve the problems and complete the design quickly and cost-effectively. We were able to prove this by market testing the quotations we provided for the additional design elements.

Due to the project being at a live doctors' surgery, the health provision needed to be maintained throughout. This made access difficult. We overcame this by adding a preliminary phase to resolve the access route issues and liaising closely with the contractor and client to replan the works. The original programme dates were still maintained. Furthermore, we assisted in rearranging the health centre's activities to maximise the use of available space. The works were co-ordinated with planned holidays to minimise disruption and ensure continuity.

Key Information

Location:
Woolpit, Suffolk

Sector:
Health

Value:
£450,000

Concertus Disciplines:
**Contract Administration
Quantity Surveying +
Cost Consultancy**

RESULT

Our team helped the client gain additional funding and cost savings. By maintaining a positive working relationship during this challenging project and through negotiations with the contractor and design team, including an analysis of the key areas of design, we have provided significant benefits. These include saving approximately 10% of the build costs in reduced extension of time claims, avoiding abortive works, and reductions in variations. We delivered more than our original role asked of us to achieve both value and quality. Although this team orientated project was not delivered under a framework, we used our framework experience to ensure it was delivered with minimal disruption to the client's ongoing business and with no difficulties for any of the parties involved.



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