
Case Study

BUILDING SURVEYING DISCIPLINE:

Contract Administration

PROJECT:

Office premises, Manchester.

CLIENT INSTRUCTION:

Refurbish a tired five storey office building to modern office standards to enable re-letting.

PROPERTY DESCRIPTION:

The property comprised a 30,000 sq. ft. five storey detached office building with a basement to Manchester City Centre which was constructed in the 1970's comprising a concrete frame with full height curtain walling and perimeter tarmacadam car parking.

OUR ROLE:

We were instructed to undertake a feasibility exercise, prepare budget costings and subsequently to project manage the refurbishment. This included removal of the old facades, installation of a new designed cladding with appropriate planning permission, removal of the internal finishes and refurbishing the office areas and common areas with new ceilings, lighting, wall finishes, floor finishes and air conditioning.

The refurbishment was undertaken over a nine month period and the total value was approximately £2M.



KEY POINTS:

- Undertake a feasibility survey.
- Produce budget costs.
- Project manage the refurbishment of the office building to enable re-letting of it.

OBJECTIVES MET:

- A tired 1970's building required restoration.
- Recommendations were made to the Client to upgrade the premises.
- The project was completed on budget and on time.