

WHO DOES WHAT?

Client/Development Manager

The CSC client on the ES schemes is more than simply the end user or the company that pays the bills. Setting the key goals and objectives can make all the difference between success and failure. Initially the idea of a scheme will be developed from a concept into a feasibility study. This will set the parameters for the level of return the client should expect. This is usually in the form of a financial appraisal. This will take all the costs, all the likely income and through the application of various formulae, produce a return on the investment.

Once approved, the client then goes about appointing the team and setting the objectives for cost, programme, quality and the like. Over the life of the schemes the client also will strategically review all the original briefs to ensure that the objectives are still valid and achievable. Markets are ever changing both in construction and retailing and constant re-evaluation will be required over the duration to maximise the commercial and strategic viability of the schemes.

Within CSC there are specialists who deal with development, construction, property management, leasing and centre management. Unlike some clients or developers, the end product is an asset that will be retained and managed after the works are complete. A keen interest is taken with design to ensure that the final buildings can be managed and maintained efficiently and that the design provides the future flexibility to accommodate the changing retail demands of tenants with minimal disruption and cost.

Project Manager

The project manager has overall responsibility for delivery of the development on behalf of the client. He is set overall objectives for the design, cost and programme and he then manages the professional team and contractors to deliver the project or within these constraints.

It is the project manager who sets down all the processes and procedures that the team has to follow during the life of the job. He will lay down the meeting structure and state when they are held and who attends. He will prepare the agenda of what needs to be discussed and agreed and will often chair and record the minutes. The project manager will set the duties of all the team and monitor their performance and advise the client on fees and payments. Under the building contracts used on Eldon Square, the project manager also acts as the client or employers agent. Here he is also responsible for administering the contract with the builders including issuing certificates for payment and confirming when the works are complete.

Architect

On Eldon Square, the building contracts are procured using a form of contract known as 'Design and Build'. Under this contract the architect is responsible for developing the design up to a certain stage from which point the builder or main contractor then completes the detailed design and the production of the construction drawings.

At the start of the commission, the architect takes the clients brief and produces a concept design. After approval, this is then worked up into a scheme design. They are responsible for designing the building shell and the specification of the external finishes. Another key area of design is the mall interiors. Throughout the design phase it is the architect's duty to manage and coordinate the other designers; they are the design team leaders.

The architect is responsible for the production of the design drawings used for the planning application.

After the contractor is appointed, the architect's role is to check the contractors design meets all the specified levels of quality and functionality that was specified in the tender documents or employers requirements.

Structural & Civil Engineer

The role of the structural engineer is to design the elements of the building such as the foundations, the steel & concrete frame and supporting roof structures. As with the architect, the design is developed to define the employers requirements from which point the detail is again finalised by the contractor. The civil engineer is responsible for the design of the road works and any drainage below the ground.

Services Engineer

The services engineer designs all the mechanical and electrical systems within the building. Such systems include the following;

- Electrical installation
- Fire & security alarms
- Plumbing, drainage and pipework
- Heating & ventilation
- Lighting
- Building management systems

All these systems have to be designed so as to be fully coordinated with both the structure and the architectural finishes within the buildings. They are also responsible for ensuring that when all the systems are completed, they are commissioned to meet the client's original brief or requirements.

Quantity Surveyor (QS)

The QS is responsible for the financial and contract management of the project. At the start of the project he will produce an estimate for the scheme which usually then forms the basis of the clients budget. As the design develops they produce a cost plan which more accurately assesses the cost of the project. The QS is quite often the client's advisor on the various building contracts available and will produce and coordinate the production of the tender documents when tenders are issued.

After the contractor has been appointed, the QS is responsible for preparing and agreeing monthly valuations of the works completed and agreeing the cost of any variations required during the construction period. On completion they are required to prepare and agree what is called the final account which is the final cost of the project.

Planning Supervisor

Under the Construction (Design & Management) Regulations 1994 or CDM regs, it is the duty of the client to appoint a planning supervisor. This consultant is responsible for ensuring that all the duties under this act are complied with. The CDM regs deal with matters of health and safety in both the design as well as during the construction phase. At tender stage a document called a pre-tender health and safety plan is produced. This contains all the risks envisaged by the designers and how these risks have been addressed. The contractor then takes this plan and produces a construction phase health and safety plan. This needs to be approved by the planning supervisor before work commences.

On completion of the works the contractor is required to produce a Health & safety file. This is a document that contains all the key information that is needed by the building owner to run, manage and maintain in a safe way. The planning supervisor is required to ensure this is produced and is sufficiently detailed to fulfil its requirements.

The planning supervisor is also instructed to assess the competence of the designers and contractors and to issue the formal notice to the HSE that the project exists. This is done by issuing a form F10.

Useful Links

Some Web sites from the key consultants and parties involved in the scheme;

- Comprehensive Design Architects (CDA) www.cda-group.co.uk
- Cundall www.cundall.com
- Cyril Sweet Ltd www.cyrilsweett.com
- Jeremy Gardner Associates www.jgafire.com
- Leslie Jones Architects www.lesliejones.co.uk
- Nathaniel Lichfield & Partners www.lichfields.co.uk
- PH Partnership www.phpararchitects.co.uk
- Pinniger & Partners Ltd www.pinniger.co.uk
- Sir Robert McAlpine www.sir-robert-mcalpine.com
- Thornton Firkin www.thorntonfirkin.com
- Tweeds www.tweeds.co.uk