

aps

Project Management
Cost Consultancy
Building Consultancy





APS
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APS is an independent project management, cost consultancy and building consultancy practice, operating throughout the UK. We have been providing tailored property and construction solutions since 1994.

We have in depth knowledge of the property market and construction industry, which allows us to provide considered advice on development strategies, investment potential, risk management, conversion or change of use, extension, refurbishment, fitting out, and all of the facilities required for productive workplaces.

APS provide a Director led approach for all instructions, with commercial expertise to deliver the best results for each and every client. We pride ourselves on having an efficient and proactive approach, extensive market knowledge and a contact network capable of resourcing all design, technical and legal requirements.





“APS always have the project at the heart of any decision making, and remain balanced and pragmatic, in order to serve the best interests of all parties.”

*Chris Freeland, Chief Operating Officer,
TMW (A Creston Group Company)*

Summary of Services

APS undertake all aspects of project management, cost consultancy and building consultancy for a wide range of commercial property, including offices, laboratories, industrial and distribution premises, leisure facilities and mixed use developments.

We perform these roles as stand-alone or combined services, with a keen focus on detail every step of the way, ensuring that we achieve the property objectives successfully, on time and within budget. We provide invaluable, practical advice if you are developing, refurbishing, relocating, expanding or consolidating. We also develop strategies across nationwide portfolios to get the best results from property assets.

Whether an owner or an occupier, you can be confident that APS will manage projects both large and small to the highest professional standards in today's ever-changing economic environment; from inception to completion, and for long term peace of mind.

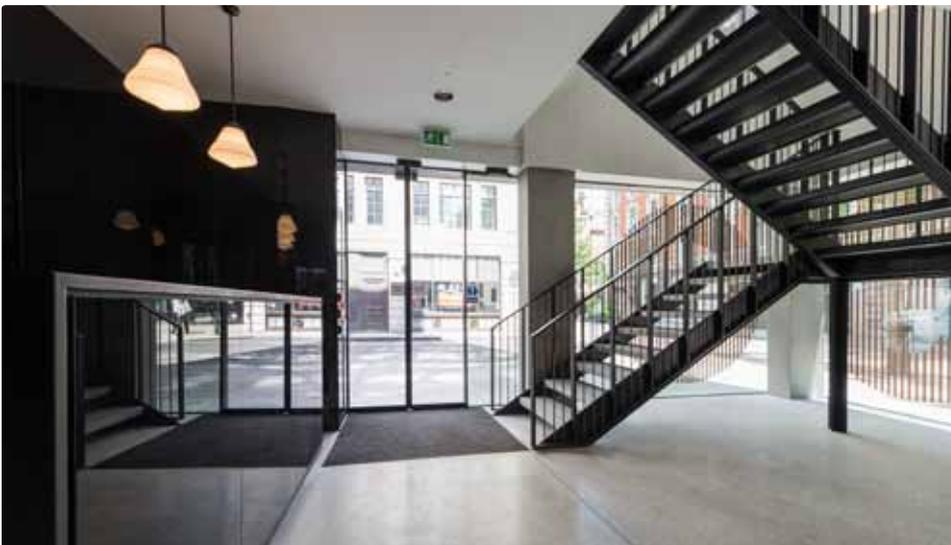


Project Management

APS act as Project Managers for those clients wishing to meet challenging development, refurbishment and fit out requirements.

We manage projects of all sizes; from complex extensions to CAT A refurbishments, and from full scale CAT B fitting out to simple redecoration and maintenance works. We also undertake contract administration, utilising traditional or design and build procurement routes according to the requirements of the project.

Understanding our clients' financial and corporate models is essential. We engage with all key stakeholders, carefully monitor progress throughout, keep all parties properly informed and ensure that appropriate actions are implemented to manage risk. These are all fundamental to the success of a project.



Cost Consultancy

Controlling costs is essential to any construction project, and an in depth knowledge of the trends in the construction market is key. Our independent and impartial cost management services allow us to provide well informed advice throughout the design, procurement and construction phases, and ensures the best possible balance between cost and quality.

APS are used to working within strict budget constraints and challenging programmes. We make sure the procurement process is as transparent and as risk free as possible. This ethos is reflected in our unique proactive change management and reporting system, which enables clients and the project team to access a project summary and detailed cost reports within minutes.



“We have worked with APS since they were founded in 1994. We have high standards and complex projects, and APS has always been up to the challenge.”

*Andy Woods, Director,
Commercial Estates Group*



“Their focus was consistent and professional throughout the project, as was the attention to detail and management of the design team”

*Samantha Axtell, Operations Director,
Bain and Company*

Building Consultancy

APS undertake all aspects of building consultancy; providing technical advice and extensive experience with sound commercial input and a common sense approach. We act for a number of leading investors, fund managers and corporate occupiers, and our instructions range from surveys of individual buildings to nationwide portfolios.

Our building consultancy services include:

- Acquisition surveys and due diligence
- Building condition surveys
- Dilapidations
- Licences for alterations
- Party Wall matters
- Planned maintenance schedules
- Reinstatement cost assessments
- Schedules of condition

Hachette UK

Carmelite Riverside, London

110,000sqft

Acting for the international publishing house Hachette UK, we have recently completed the CAT B fitting out of their London headquarters in Carmelite Riverside.

APS were appointed as Project Manager, Contract Administrator and Cost Consultant, to deliver 110,000sqft of high quality office accommodation, within a strict budget and to a challenging programme.

Hachette UK is made up of seven successful publishing companies, each with distinct identity and brand that needed to be represented, and a corporate head office team.

In order to meet the client's requirements, this large scale fit out needed a highly considered approach, and we worked closely with the project team and client stakeholders to overcome the limitations of the base build development.

Such is the success of the project, it is being nominated for a BCO Workplace Award in 2016.

“APS has been an outstanding partner for Hachette; managing the delivery of our new London headquarters from concept to completion. The delivery of a complex and challenging fit-out, alongside relocation from five London offices, on time and on budget is a fantastic achievement. It would not have been possible without the leadership, experience and attention to detail that the APS team were able to provide. The result is a new home that has delighted our staff, authors and agents.” *Chris Emerson, Chief Operating Officer, Hachette UK*



Westmount Real Estate

Holborn Gate, London

We were instructed by Westmount RE to undertake technical due diligence for the acquisition of a 256,000sqft mixed use development of office and retail accommodation over 12 storeys. As part of the process we reviewed all previous reports on the property and provided the client with guidance on the works that would be needed for maintenance, refurbishment and future development.



Link Theory

Marylebone Lane, London

This survey was a thorough but unobtrusive investigation of the property, which highlighted irregularities that had become apparent at the end of the defects liability period. These included making the client aware of possible drainage problems, water penetration issues and shortcomings in the building fabric and services installations.



DONG Energy

Howick Place, London

82,000sqft

DONG Energy, one of Europe's leading energy groups, instructed APS to assist with the consolidation of their London offices into a new headquarters at Howick Place in Victoria.

The works consisted of the CAT A modification and the CAT B fit-out of 82,000sqft over five floors, comprising cellular offices for senior and visiting staff, client reception and meeting suites, bespoke AV solutions, a staff restaurant and full catering kitchen.

The project was traditionally procured with a full design team and a two stage tender; the second stage was an open book sub-contractor selection process where each major package was subject to competitive tender.

We successfully completed this project at the end of Q3 2015, within programme and below budget.

“APS provided expert project management and cost consultancy support to ensure that we received a high quality product on the fit out of our new London Headquarters. They were extremely professional to work with and we would have no hesitation in recommending them in the future.”

Brent Cheshire, UK Country Chairman, DONG Energy



CBRE Global Investors

Market Place, London

30,000sqft

Instructed by CBRE Global Investors, we acted as the Project Manager, Contract Administrator and Cost Consultant for this extensive CAT A remodelling and refurbishment scheme backing onto Oxford Street.

The works included the replacement of principal façades, infilling of lightwells, the creation of an additional office floor and roof terraces, and the relocation and rationalisation of the service core; all undertaken with retail tenants in occupation.

“I have worked with APS for many years and on various projects, including building surveys, due diligence, dilapidations and, most significantly, on the project management of a substantial reconfiguration and refurbishment project just off Oxford St.

APS have always been professional, proactive and personable. They have an in-depth knowledge of technical issues, and fully understand our brief and how CBRE Global Investors operate.”

Sam Resouly, Partner, Trinova Real Estate



“APS are experienced, have an integrated team approach and were trusted advisors at key moments when important decisions had to be made.”

*Tim Maloney, Partner – Head of London Office,
Dorsey and Whitney*



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