



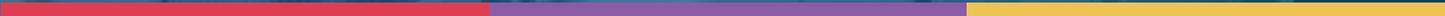
aps

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.

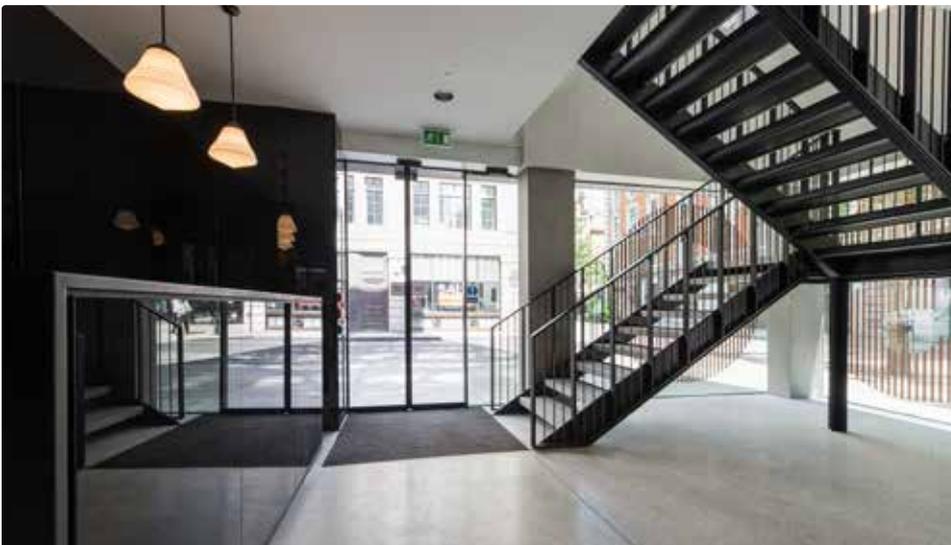


Project Management

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

Abcam Plc

Cambridge Biomedical Campus

100,000sqft

Abcam are a leading global bioscience research company with their UK headquarters in Cambridge. Appointed in the early stages of negotiations for a development on Cambridge Biomedical Campus, we played a key role in commercial discussions and in identifying the design parameters for the building. We worked closely with the development team to agree the specification and quality standards for both the shell and core, and for the combined CAT A / B fitting out.

Comprising a three storey building of 40,000sqft for laboratory and production space, and a four storey 60,000sqft office building linked by a full height open atrium with feature staircase, the design ethos was based on 'science on show', with visibility into the laboratories, between the buildings and around the office space, thereby providing a sense of connection between the different functions. The ground floor includes a café providing staff with a range of healthy food options throughout the day and there plenty of breakout spaces for collaboration, including a games room and roof terrace.

We played an active role in representing Abcam throughout the construction phase; closely monitoring progress, costs for the packages being financed by Abcam and quality. Practical Completion was achieved in December 2018 and we continued to pay close attention to the clearing of snags and defects after the 12 month rectification period.

“APS played a central role in optimising the quality, cost and programme for Abcam’s new global headquarters on the Biomedical Campus. Their experience, knowledge and drive for long term value has been appreciated not just by Abcam but by many others across the project team, and by being able to see the other party’s perspective with clarity and level headedness, APS built trust and understanding between the members of the team.” *Danielle Millier, Operations Director, Abcam*



McKay Securities Plc

Brunel Road, Theale

135,000sqft

Having surveyed the site for McKay Securities as part of a portfolio acquisition, we were keen to explore the redevelopment potential and produced a number of feasibility studies as part of a development appraisal. With advice from the wider team, the client decided that a single 135,000sqft unit with 14m eaves and two stories of offices would provide the best return on their investment, and with demand increasing in the area the development commenced on a speculative basis. McKay Securities appointed APS as the Project Manager and Employer's Agent.

Under our direction, the design team produced a fully coordinated design to Stage 4 and this was competitively tendered as a design and build contract with the novation of certain design team members, whilst retaining key quality assurance function client-side. Function and quality were the cornerstones of the design, to ensure that the building would suit the most discerning of occupiers.

The project was not without its challenges - asbestos needed to be carefully removed from the existing building before demolition, and localised site remediation was complicated by the high water table and nearby land drainage system. Nevertheless, the scheme was successfully completed in January 2020 and let to Amazon almost immediately thereafter.

We have a long track record of working with McKay Securities, going back circa 20 years, during which we have completed numerous projects, acquisitions and dilapidations throughout the south-east. The success of the project in Theale has led to other redevelopment options of a similar nature and we continue to represent McKay Securities as trusted advisors.



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 was nominated for a BCO Workplace Award.

“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. Subsequently, we have been undertaking a phased CAT A refurbishment of the office floors as they become vacant, together with a thorough refurbishment of common parts and lavatory accommodation.



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 within programme and below budget and we have undertaken subsequent reconfiguration projects for Dong, now Orsted.

“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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