

DE-RISKING SITE ABNORMAL COSTS

Because of our history, clients naturally use us to decipher abnormal land and building costs due to ground issues, contamination and topography.

On a particularly challengingly sloping site of 1500 homes and community buildings, for a national developer, we put together an abnormal cost plan which came to over £30million.

This was seen as a valuable piece of work but we were asked what we could do to obtain more accuracy and how could the design be informed to reduce superfluous abnormals by tuning the site up from an engineering viewpoint, whilst paying particular attention to both the site constraints and planning desirables.

We suggested we could project manage more targeted site investigation and optimise levels and unit typologies. So we directly employed two companies Merebrook together with engineering practice RLT to work with us to achieve these goals.

This combined approach, along with the developer's total buy in and the architects fantastic proactivity is producing enjoyable, valuable rewards. Huge savings in cost and time along with a product that is better understood are now resulting.

It is not rocket science but it is enlightening.

Steps and staggers are being eliminated along with retaining walls, playing fields are being designed flat, unit types are being placed to take advantage of the contours and the process is controlled.

Our history and experience of contractor led engineering solutions from a developer's background is proving unique; most below ground stability, topography and typology issues we have seen before.

If a fear of unknown, uncontrolled or unpredictable rising costs sounds familiar we would be pleased to talk through where we believe we can assist in optimising sites, saving money, time and valuable resource.