

winner: successful projects hq parkway edge, sheffield



This project is an excellent example of The Capita Group working together - with Capita Symonds the catalyst for a project that benefitted the whole Group.

The Parkway Edge site in Sheffield was bought by Towers Investments who subsequently commissioned the design of a 61,500sqft headquarters style office development.

The site lay dormant until Capita Symonds identified that the Capita Life and Pensions business had a requirement for a new office in Sheffield. The requirement and the site were brought together and a deal was struck for Capita Symonds to deliver the design and construction of the project, Capita Life and Pensions to provide the pre-let and Capita Group to receive a significant tenant inducement payment.

Parkway Edge received planning in March 2008 and Towers Investments appointed Capita Symonds on a turnkey basis to provide engineering, project management, cost management, health and safety management and construction management services to deliver the project.

The project was situated on a difficult brownfield site on the gateway to the city surrounded by rail lines and dual carriageway. Further complications arose from mine working in the local area and possible contaminated land.

From the outset the team established the key fundamentals behind any successful project. They focused on the identification of risk, established the deliverables and secured the programme and cost whilst keeping safety in the forefront.



Our structural engineers developed the foundation design with both the architect and construction manager. The resulting risk-reduced solution moved away from the traditional piling and grouting of mine workings instead opting for a raft foundation using the excavated (possible contaminated) material as a counterweight for the building.

The cost and time savings were verified by the construction manager using the supply chain prior to placing any orders keeping the markets competitive edge.

The superstructure saw a three week real time and cost saving for the steel frame alone. This was achieved by the involvement of the construction manager early on in the design which allowed collaboration with our structural engineer to devise a build sequence that utilised a mobile crane in lieu of the tower crane most often seen on such developments.

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Space and Volume studies of ceiling voids and risers confirmed from the outset by our building services engineers alongside the other professional team enabled the height of the building to be reduced by 1m without losing the visual impact of the building, whilst still complying with the planning consent. This again realised a true cost and time saving as well as reducing working at height.

The team was also able to integrate the fit-out requirements seamlessly into the base build project. This saved both developer and tenant abortive costs and delivered a significant programme benefit. The quantity surveyors maintained complete separation of base build and fit out costs to the satisfaction of the funder.

"This project has no comparison to any other. It has been regimented, well organised, easy to understand and a pleasure to be involved with"

Paul Williams, Partner, Towers Investments

Capita Symonds multidisciplinary team maintained a spirited and fresh 'Can Do' approach throughout the development challenging every package and element of works as it has arisen.

The result is a project that is several weeks ahead of programme, and inside the client's budget by over 10%.

Turnkey project delivery requires every member of the Capita Symonds team to perform at the highest level, to be judged successful.

We at Capita Symonds' Sheffield office see this as a flagship project to be proud of. We are a people company and this shows what the people can do.

NOMINATED BY:

Michael Green, Sheffield

keys to success

- Understanding client requirements - bringing tenant and client together to the mutual benefit of all
- Creative solutions to project brief bringing savings in time and budget to client
- Excellent client feedback