

## Case Study - Healthcare

# ARES Project



**Client name:** Medical Research Council  
**Project:** ARES Project  
**Date:** Completed April 2008  
**Value:** £30m  
**Service:** Quantity Surveying and CDM Co-ordination

### Project Overview

The MRC commissioned Keegans Quantity Surveyors to be part of the design team for the development of a new research facility being built on the Babraham Research Campus, near Cambridge.

The design team also included Architects, Structural Advisors Considered & Partners, ICT Advice Bridgegate Communications & RSA as Concept design engineers and Lead consultant.

Following the outline brief of the project, initial layout option and room associations were prepared. The design team worked collaboratively and held regular meetings with the MRC user representatives. Various options were discussed and challenged to ensure all requirements were incorporated and understood. Keegans played a key role in costing several options and consideration given to life cycle costs and cost benefits. The MRC were then able to make an informed decision on how to proceed with the project. As part of the process the team also consulted with the Home Office and HSE to ensure minimum risk to the project.

Following the decision of which option to use, Keegans established a robust cost estimate for the project. To ensure continuity, the same design team were appointed for the design stage. The team carried out extensive consultation with the MRC, Scientists and other stakeholders to ensure all requirements were incorporated. Following completion of the design, Keegans produced an updated cost plan for the project.

Keegans were then involved in the tender analysis alongside the MRC and RSA. As part of this process we incorporated specialist suppliers within the tender documents, ensuring collateral warranties were provided and also assisted in monitoring the complete client equipment budget (i.e. 'off contract').

At the construction stage, MRC retained Keegans as their Quantity Surveyors and CDM Co-ordinators which enabled MRC to have continual independent cost monitoring. Regular inspections by the design team were also carried out to ensure the design and user requirements were met.