

# Walk-in Centre

## King George Hospital

**Services:** Quantity surveying  
**Contract Dates:** August 2007  
**Contract Value:** £599,000

### Project Overview

Keegans were appointed to provide quantity surveying services for the fit-out of a new shell and core building including mechanical & electrical services.

The accommodation was separated into children and adult areas comprising of waiting rooms, consulting rooms, minor operations and ancillary rooms and plant areas.

The original budget of £744,000 was based on the complete refurbishment of the existing building areas.

Over the preceding 2 years Keegans had produced tender documents for the original refurbishment scheme. However the Trust embarked on the construction of a new wing via PFI and the decision was taken to increase the existing building area by incorporating the proposed works within the new PFI structure.

Keegans worked with the client to produce various scenario estimates and options to assist in coming to this conclusion.

This proposal left existing areas available for other uses and provided a new build entrance and Walk-in Centre that was integrated with the new and existing buildings.

Keegans were also responsible for the negotiation and monitoring of the relevant shell and core works. These were carried out by the PFI contractor, but let under a separate JCT Standard Form of Building Contract with Contractors Design 1998 to Skanska.

The total cost of the two combined projects was £1.06m but the facilities benefited from being in a new building as opposed to a refurbishment thus leaving existing areas available for other uses and providing a better integrated solution than the original scheme.

