

11a Lower Regent Street, London SW1

September 2010

Proposal to appoint Project Manager

Role

To facilitate the refurbishment of an office building under instructions from ING REIM (ING) on behalf of the West Midlands Metropolitan Authorities Pension Fund (WMMAPF).

This encompasses:

- > Agreeing the development brief
- > In consultation, agreeing and arranging the appointment of the project team
- > Working up a specification, budget and schedule for approval
- > Securing necessary consents with Head Landlord (The Crown Estate)
- > Agreeing works procurement method (OJEU)
- > Tendering works/Tender analysis
- > Construction monitoring/Cost control
- > Completion of works/Defects monitoring/Final account
- > Reporting and obtaining client sign-off at pre-agreed key stages

The Project

- > The Cat A refurbishment of the Grade 2 listed, 40,000 sq.ft office building to include:
- > Ground floor retail & office reception refurbishment
- > Floors 1 to 7 Grade A, high quality office accommodation
- > The refurbishment of all common parts and facilities

The Team

- > Project Manager
- > Architect
- > Cost Consultant (QS)
- > M&E Engineer
- > Structural Engineer
- > Planning Supervisor (If required)

Timing

- > The Fund will have vacant possession of the building as from the 24th June 2011 at which point we would like to be in a position to commence the construction phase of the project. This should enable the re-marketing of the vacant floors to let into 2012.

The criteria for the appointment of a Project Manager for the 11a Lower Regent Street office refurbishment are as follows:

Criteria	Score
Proven track record of project managing the refurbishment of a Grade II listed West End office within budget and delivered on time (this includes the CV of the actual project manager who will be appointed for the duration of this project)	/20
Experience of having worked for or with the Crown Estate in project liaison and obtaining necessary consents	/20
Experience of OJEU tendering & procurement process	/15
Assembly of team: <ul style="list-style-type: none"> > Architect > M&E > Cost > Struct Eng > CDM & Planning 	/10
Fee basis/ Conflicts of Interest/ Capacity for project	/20
Environmental Issues <ul style="list-style-type: none"> > Examples of record/experience of refurbishing buildings & improving environmental efficiencies. 	/15
Total	/100

All applicants will be assessed on their written statement & subsequent interview on the above score basis.

Closing date: 13 September 2010

To apply, please contact Mike Hardwick - mhardwick@bloomberg.net or (01902) 552089.