

Goodrich news

You hold in your hands our redesigned newsletter. We think it reflects the fresh approach that we take in all of our work, and our commitment to all our projects. Let us know what you think, and what you'd like to see in future issues – on a professional level, of course, but also, as you see on the staff page on the back, on a personal level – even if that level is 3,500 feet up!



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On Track for Welwyn Garden City

115,000 sq ft Quadrant Park ready for business

In a joint venture between Legal & General Assurance Society Ltd and Graftongate Investments, Quadrant Park was completed earlier this year. The finished project comprises one terrace of eight industrial warehouse starter units with integral offices, one unit of two warehouses with offices, and one high-spec light industrial unit. Individual units in the new park range from 5,800 sq ft to 23,000 sq ft and all feature terracotta cladding.

Built on a former Brownfield site, the 115,000 sq ft Quadrant Park project involved the demolition of an existing structure, decontamination and remediation and the gaining of Local Highways Approval to make the entrance more accessible.



ON AND OFF SITE



BINARY PARK – Dagenham

We have recently completed one of the largest schemes we have managed for client Graftongate Investments Ltd. The project comprised two speculative warehouses with integrated offices, one totalling 175,000 sq ft and the other 139,000 sq ft. The risk of unexploded WWII bombs wasn't our biggest challenge.

The site itself – marshland on the banks of the Thames – came with various challenges. It was contaminated with power station waste (Blue Billy), the underground services had to be relocated and almost £1 million had to be spent on dealing with site abnormalities, including contaminated soil and the removal of the invasive plant Japanese Knotweed.



Fallopia japonica
Japanese Knotweed

CONSTRUCTION PERIOD: 38 WEEKS
COMPLETION DATE: MARCH 2007
CLIENT: GRAFTONGATE INVESTMENTS

MAGNETIC PARK – Desborough



Goodrich is acting as Project Manager, Quantity Surveyor and Planning Supervisor on this joint venture scheme for Hampton Brook and CJC Developments, including fit out works for leading logistics company, Great Bear Distribution.

The development of the Employment Land Industrial Development Park will consist of cut and fill earthworks within a previous ironstone quarry and the construction of a purpose-built 464,000 sq ft warehouse unit with integral three-storey office building and multiple dock leveller low level doors.

The Warehouse will include Great Bear's bespoke fit out specification, which includes a temperature-controlled warehouse with high-level racking, very narrow aisles and a semi-automated MME operation, all on a specially enhanced floor specification. This will all be completed for Great Bear's 'go live' operation date of January 2008.

CONSTRUCTION PERIOD: 56 WEEKS
COMPLETION DATE: JANUARY 2008
CLIENT: HAMPTON BROOK AND CJC DEVELOPMENTS



A Letter from Richard Goodenough, Managing Director

Here's to the Future!

First of all I would like to thank all our clients and contacts because thanks to you and your support, in August this year our Company will mark its 15-year anniversary. We have a lot to celebrate.

Over the past 15 years, we've seen our geographical coverage and projects grow in size and complexity: today's average value is likely to be between £5 million and £15 million and could be sited anywhere between John O'Groats and Lands End! As we've seen our business grow, so also has our need for professional staff and, toward that end, we have recently taken on both experienced employees with specific skillsets and promising trainees who are the future of our business.

Of course, more staff means more office space, and so last year we added a further 1,200 sq ft, giving us the room we need to continue to expand staff, upgrade our facilities and accommodate our strong growth. Within this new space we have included a superb conference room with polished plaster wall and plasma screen for the numerous meetings and seminars we host.

Last year, we inaugurated our new offices with a tapas evening. This year, we are working on plans to celebrate our 15th Anniversary, the past, our continued success and future growth. These celebrations will involve both clients and staff who have helped our business to get where it is today, because it is only due to the hard work of our staff and the support of our clients that our success has been possible. *RG*



WEDDELL WAY – Brackmills, Northampton

Darby Investments' 25,000 sq ft project comprises a 14,000 sq ft warehouse with 11,000 square feet of office space. Upon completion, it was sold to a local Northampton manufacturer of vacuums and cleaning appliances, who took possession in September of last year. Though far from our largest project, Weddell Way received the same attention to detail. And, in fact, a bit more, with the requirement to gain more finely detailed approvals than usual from the local authority.

CONSTRUCTION PERIOD: 29 WEEKS
COMPLETION DATE: OCTOBER 2006
CLIENT: DERBY INVESTMENTS

JOHN CLARK WAY – Rushden

For Hampton Brook Developments, we've recently completed two individual warehouse units with integral two-storey offices totalling 238,000 sq ft. The scheme included extensive groundworks for the installation of individual underground 6-ft diameter storm water attenuation pipes. These were fitted with hydrobrake controls within the flow balancing storage facility to assist the local authority with controlled discharge of storm water off site.



CROSSPOINT – Coventry

Before work could commence on site, a challenging five-week process had to take place to divert a substantial drain away from the area of the service yard of this 90,000 sq ft warehouse. The warehouse has the potential to be split into two units, each providing 45,000 sq ft of space. With a construction period of 26 weeks the scheme was completed for client Graftongate Investments in March this year.

CONSTRUCTION PERIOD: 36 WEEKS
COMPLETION DATE: FEBRUARY 2007
CLIENT: HAMPTON BROOK DEVELOPMENTS

CONSTRUCTION PERIOD: 26 WEEKS
COMPLETION DATE: MARCH 2007
CLIENT: GRAFTONGATE INVESTMENTS

JCT: It's Time for Change

The new JCT makes sense. And you won't need a lawyer to read it. By Phil Brown

An estimated 90 per cent of construction projects use the Joint Contracts Tribunal (JCT), a suite of about a dozen standard forms of building contracts. JCT's applications are varied – warehouses, offices, and retail, education and health-care facilities, among others – where it provides cost certainty and, when amended, clarity on where responsibilities lie.

From 1 April 2005, publishing responsibility for all JCT contracts was transferred from RIBA to legal publishers Sweet and Maxwell. Thereafter a new suite was published in mid-2006. Known as JCT 2005, it replaces JCT 98 WCD.

Written in plain rather than legal English, the documents will now be easier to review without legal assistance. And in another step towards clarity, the suite has been reworded and reformatted for consistency: clause numbers – for example, payment – now generally match from one to another.

The version used by Goodrich is DB 2005 – Design and Build. In addition to being more logically organised and clearly worded than its predecessor, it includes:

- Reference to Third-Party rights and Collateral Warranties
- Contractor's PI insurance
- Design comment procedure
- Better copyright provision
- Default retention percentages of 3%.

To help clients migrate to the new version, Derryn Rolfe and I presented a seminar on the evening of 31 January. Among the many issues addressed was the fact that this change does involve cost. For example, in order for the new suite to be implemented, clients' solicitors must agree the Schedules of Amendments. Another example: in Goodrich's case, minor amendments had to be added to our documents and templates.

But while the new version is still evolving in some areas – Definition of Practical Completion, for example – there is enough clear improvement over the previous version to make the switch worthwhile. So: change is good. So: what are you waiting for?

PROJECT BYRON – Milton Keynes

Goodrich Projects is acting for HPG Developments, part of the Howard Property Group, on a 20,000 sq ft warehouse and integral offices and a separate speculative office scheme comprising 6 units totalling 12,000 sq ft in Knowlhill, Milton Keynes and is due for completion in June 2007. Milton Keynes Council is a front runner in incorporating greener policies into their planning requirements and they have adopted the Sustainable Construction Policy D4 (a new planning policy that mandates carbon neutrality, energy efficiency, waste water and building materials) and BREEAM (Building Research Establishment Environmental Assessment Method) – the most widely used environmental assessment criterion for buildings.

We have been instrumental in establishing the optimum solution in relation to available technology and best value for the client in order to achieve a compliant building. This has culminated in the use of innovative technology and natural resources to provide heating to the buildings. Ground source heat pumps extract the earth's natural heat source via 90m-deep boreholes to a high-tech, cassette-type heating system designed by Mitsubishi.

CONSTRUCTION PERIOD: 39 WEEKS
COMPLETION DATE: JUNE 2007
CLIENT: HPG INVESTMENTS



CENTRAL PARK – Rugby

A joint venture project between Highcross Strategic Advisers Ltd and Danescroft Commercial Developments Ltd, this long and narrow 11-acre plot at Central Park consists of mixed use offices and warehouse starter units arranged on three plateaus. Part of the lowermost – a 43,500 sq ft office block and data centre for O2 Airwave – creates a huge amount of heat from data handling. Using heat recovery where possible (waste heat from the servers warms the office) and a split system for heating and cooling, the design is helping O2 satisfy their green agenda.

CONSTRUCTION PERIOD: 48 WEEKS
COMPLETION DATE: APRIL 2008
CLIENT: DANESCROFT AND HIGHCROSS



PLOT N1 – Sittingbourne

Though far from Goodrich's offices, the project was handled as if it were on our doorstep. Graftongate Investments Plot N1 has now been completed – a 34,000 sq ft warehouse featuring 10,700 sq ft of integral comfort-cooled offices. The end user, European Golf Brands Holdings Ltd, manufacture the world renowned Hill Billy and Powakaddy motorised golf trolleys.

CONSTRUCTION PERIOD: 36 WEEKS
COMPLETION DATE: OCTOBER 2006
CLIENT: GRAFTONGATE INVESTMENTS



IN BRIEF

Swan Valley – Northampton

Client – Cedar House Investments
Client has expanded regional portfolio with acquisition of the site... Have just obtained planning permission to construct seven office buildings... Phase 1 buildings range from 1,630 to 5,000 square feet... Work began January 2007 and completion will be October 2007.

Riverside 2 – Stoke on Trent

Client – Cedar House Investments
Four-phase office development... Sold to Cedar House after completion of Phase 1... Three buildings will be constructed for Phase 2 over a 34-week build period... Work began in March, and finishes in November.

Compass Point Business Park – Market Harborough

Client – Boden Properties
Two warehouse and office units - one 71,600 sq ft and one up to 100,000 sq ft.

Keypoint (Sites K4 and K5) – Swindon

Client – Legal & General Assurance Society
Two warehouses totalling 234,000 sq ft. Project includes construction of nine-metre-high acoustic wall to cut back on manufacturing noise.



Challenge and Growth

Comment from Chris Roberts

We are delighted to report excellent progress on our four major new business parks (see issue 9) for high profile clients, Hampton Brook Developments, Graftongate Investments, Highcross Strategic Advisers and Danescroft Developments.

Goodrich's ability to deal with new and complex issues, both on and off site, has certainly been tested during the past 12 months. I am happy to say that projects completed since our last newsletter have all been a resounding success, resulting in further instructions being received from our existing client base. We are also proud of the fact that the number of new clients being introduced organically continues to grow.

We recognise that the solution to our success is our staff, our expertise and our first-class customer service. To this end, we will ensure that our team continues to be one step ahead of the competition in delivering the professional blue chip service our clients expect and deserve. CR



Hagrid Lends Helping Hand at Hospital Charity Ball

With a big hand from former England and Northampton Saints rugby star Martin Bayfield (top centre), Goodrich held a charity ball that raised £27,500 for Northampton General Hospital.

The multitasking Bayfield – who appears as the body double for the giant Hagrid in the Harry Potter films – also wields a mean gavel: he appeared on the night as both after-dinner speaker and auctioneer. Gavin Warren, of client firm Bleu Star Land & Development Ltd, compèred the gala event, which was held at Whittlebury Hall on 16 June 2006. A Robbie Williams tribute and a disco capped the successful evening for the 400-plus attendees.

The total raised was far above expectations, so a huge thank you to everyone who supported the event. Following discussions with Mike Stone, the Trust's Fundraising Manager, the proceeds will be divided between two of the hospital's projects – a much-needed extension for the Vascular Studies Unit, and the updating of facilities in the Breast Cancer Care Unit.

Our involvement with the hospital is extensive: we recently project managed the construction of the Medical Students Accommodation and library.



staff news



TEAM EFFORT

Goodrich has signed a major two-year sponsorship deal with top football club, Wooldale FC! Wooldale plays in the John Henry league and is a part of the Football Association's Grass Roots Scheme. These stars of the future look great in the Goodrich strip.

JUST DROPPING IN

Both Tom Chatterton (see Mud, right) and Adam Green (in freefall, below) are keen parachutists who land on their feet, mostly. Why? They claim it's all about setting challenges, achieving goals... and something about impressing the girls!



A bottle of champagne for correctly guessing both sets of knees.

LIVES AT WORK

For our trainees, no two days are the same. And that's how they like it.

"Some days are more hectic than others – but it's never boring." Louise Banner, first hired as a receptionist in October 2005, is now training to become a secretary. "It's a friendly, relaxed environment and during stressful times, everyone pulls together."

Adam Green (left in photo) is in his third year of study in quantity surveying and commercial management at Trent University. Training as a Quantity Surveyor, he enjoys resolving the challenges that come with the job. "Each project requires its own solution. And with each project, I learn something I carry forward to the next one."

Tom Chatterton joined us in June 2006 as a Trainee Quantity Surveyor. Currently in his second of a five-year CIOB quantity-surveying course at Trent University, Tom is assisting several project teams, including the £24 million scheme at Desborough.



NEW STAFF

Since our last issue, we are delighted to welcome five staff members. Left to right are: Thomas Chatterton – Trainee Quantity Surveyor
Jason Denning – Senior Quantity Surveyor
Adrian Doyle – Project Manager
Kathy Merson – Team Secretary
Jo Mumford – Filing Clerk/Administrator



MUD SWEAT & TEARS

Of the 7,000 people who entered the Tough Guy Competition in January, a mere 4,000 finished. One of them was our own Tom Chatterton. Over fire and under barbed wire, across freezing water and electrified fences and even harder obstacles, Tom completed the 12-mile course, managing to come out of it smiling – well, kind of!