

# Goodrich news



“Despite the economic downturn over the past twelve months we have been working on a diverse range of projects for high profile clients including Co-op, Hampton Brook, Avery Healthcare and Darby Investments. With the quality staff we employ we are confident that we can provide existing and new clients with the level of service required to meet the challenges of 2009.”

*- Richard Goodenough,  
Managing Director*



## Co-op raise the standards in energy efficiency!

Co-op's new Regional Distribution Centre in Birtley, Durham is to set new standards in energy efficiency. Goodrich are delighted to be acting as Project Manager, Quantity Surveyor and CDM Co-ordinator for the Co-op on the design and construction of the bespoke fit out of the building and monitoring base build works. Located on the Drum Road Industrial Estate the new RDC will comprise 279,000 sq ft of warehouse and office space, including temperature controlled areas for the storage of fresh, chilled and frozen food products and significant refrigeration and racking installations.

Having extensive knowledge of sustainable development, Goodrich was part of a Working Forum set up by the Co-op Group to review their operations and energy efficiency across the UK. Goodrich's Project Manager, Stephen Vickers said: “Following the review we are incorporating a number of energy saving initiatives into this scheme. These include rainwater harvesting to supply water to the refrigeration, toilets and vehicle wash. Waste water from the vehicle wash is 100% recyclable and waste oil from the vehicles will be used to run the heating boiler within the vehicle maintenance unit. These measures will ensure we surpass the Co-op's energy efficiency targets. The new facility will be fully operational in March 2009.”



# Industrial...



## COMPASS POINT, MARKET HARBOROUGH

Boden Properties appointed Goodrich as Quantity Surveyor, Project Manager and CDM Co-ordinator on the construction of a 50,000 sq ft single storey warehouse with integral two storey offices and showroom facilities. This is the first industrial building at Compass Point and the landmark design sets the standards for the rest of the Business Park.

**CONSTRUCTION PERIOD:** 35 WEEKS  
**COMPLETION DATE:** JUNE 2008  
**CLIENT:** BODEN PROPERTIES  
**CONTRACTOR:** PARKWAY CONSTRUCTION

## MAGNETIC PARK, DESBOROUGH

Hampton Brook appointed Goodrich to provide core services on the construction of a 31,900 sq ft single storey engineering facility with integral two storey offices. The purchaser, O.Kay Engineering, relocated from Market Harborough to the new unit in December 2008. The Company specialises in bespoke waste recycling and waste recovery systems and the specification included an enhanced floor slab to accommodate their specialist cranes and machinery.

**CONSTRUCTION PERIOD:** 27 WEEKS  
**COMPLETION DATE:** DECEMBER 2008  
**CLIENT:** HAMPTON BROOK (DESBOROUGH) & CJC DEVELOPMENTS  
**CONTRACTOR:** WARWICK BURT CONSTRUCTION



*"It has been a real pleasure to work with a Company in whom I have complete confidence and trust and your fair and impartial advice has been second to none." – Antonia Kay, Director, O.Kay Engineering*



## REDMOOR, MILTON KEYNES

Darby Investments appointed Goodrich as Project Manager and Quantity Surveyor on the construction of a 27,000 sq ft warehouse and office development at Redmoor, Milton Keynes. Having to comply with Milton Keynes' D4 Policy on sustainability, the specification included a biomass boiler, rainwater harvesting and has an energy rating of 'A'. Goodrich is also delighted to have recently completed schemes at Rothersthorpe Avenue, Northampton and Acan Way, Naborough for Darby Investments.

**CONSTRUCTION PERIOD:** 24 WEEKS  
**COMPLETION DATE:** NOVEMBER 2008  
**CLIENT:** DARBY INVESTMENTS  
**CONTRACTOR:** WATSON & COX CONSTRUCTION

*"Goodrich Projects have delivered sound advice and project management and have driven our project forward in difficult times. I would certainly bring the team in again, in future, if I had a similar project and would recommend Goodrich to colleagues."*

*– Peter Batty, Head of Logistics, Sants Pharmaceuticals*



## MEIR PARK, STOKE ON TRENT

Goodrich is acting as Project Manager and Quantity Surveyor for The Co-operative Pharmacy on the construction of a new 190,000 sq ft National Distribution Centre at Meir Park. The RDC will help to service Co-operative Pharmacy's 800 branch network. The fit out will include the installation of a substantial mechanical handling automated racking system which will be the most advanced and largest of its type in Europe.

**CONSTRUCTION PERIOD:** 57 WEEKS  
**COMPLETION DATE:** AUGUST 2009  
**CLIENT:** CO-OPERATIVE PHARMACY  
**CONTRACTOR:** JOHN SISK & SONS

# Care Home update...

Goodrich is delighted to have been awarded further projects by Avery Healthcare as they continue to expand their portfolio of care homes across the UK. Detailed below is a selection of both completed developments and schemes in progress.

## Completed...

### THE CEDARS, SALISBURY

Goodrich acted as Project Manager and Quantity Surveyor on the construction of a new 40 bed care home extension in Salisbury, which was completed in September 2008.

The link block was built to connect the extension to the existing 31 bed listed building which is currently undergoing substantial refurbishment.



### BRAMPTON VIEW, NORTHAMPTON



Brampton View Care Village, comprising a 62 bed care home, 20 apartments, 14 bungalows and a 26 bed dementia unit, is the first development within Daventry District Council's remit to use sustainable energy sources. The bungalows all use sustainable energy and are heated by air sourced heat pumps. The care home became operational in October 2008. Goodrich was appointed as Project Manager and Quantity Surveyor on the scheme.



## In progress...

### RAILWAY STREET, HECKMONDWIKE



Goodrich are acting as Project Manager and Quantity Surveyor on the construction of a new 45 bed care home adjacent to a new housing development close to the centre of Heckmondwike. Works include the demolition of the Station Hotel Public House and extensive basement construction to house the kitchen, laundry and staff areas. The home will be ready for occupation in March 2009.

### HAMPTON VALE, PETERBOROUGH

Due for completion in September 2009, works are progressing well on Avery's 85 bed care home at Hampton Vale. Situated on a prominent corner site at the entrance to Hampton Vale residential area, the care home has been designed with a contemporary façade in keeping with the area.



### BEACON LANE, GRANTHAM



Goodrich have been appointed as Project Manager and Quantity Surveyor by Avery Healthcare on this prestigious care home development. The scheme comprises a new build 65 bed care home and 23 bed dementia unit constructed in the style of a striking large Georgian House. Works are on programme to complete in May 2009.

# Offices...

## THE PINNACLE, CENTRAL MILTON KEYNES



Located within Milton Keynes City Centre is Hampton Brook Estates superb 250,000 sq ft high tech business centre - The Pinnacle CMK. Acting as Project Manager and Quantity Surveyor on the development, this is the largest scheme Goodrich has been awarded to date.

*Pictured below: Ian Jackson of Hampton Brook Estates, Mike George of Marriott Construction & Lady Mayoress at the topping out ceremony*



The building is being constructed to achieve a BRE (Building Research Establishment) rating of 'Excellent' and will set new standards in sustainability for a building of this type. Craig Simpson of Goodrich, said: "As part of the sustainability specification, the building will be served by a local District Generating Station via Milton Keynes' Combined Heating and Power Network (CHP).

This is an extremely energy efficient way of generating electricity which also uses the surplus heat from this process to supply hot water, heating and cooling to the building. The development also incorporates site and construction efficiencies by monitoring site waste, using thermally efficient glass and other environmentally friendly materials".

**CONSTRUCTION PERIOD:** 103 WEEKS  
**COMPLETION DATE:** JUNE 2009  
**CLIENT:** HAMPTON BROOK ESTATES  
**CONTRACTOR:** MARRIOTT CONSTRUCTION

## SITE D1, KNOWLHILL, MILTON KEYNES

Hampton Brook Developments have developed a scheme comprising the construction of a two storey office block totalling 9,300 sq ft for purchaser Landmark Wholesale Ltd, who relocated their offices from the centre of Milton Keynes to Knowlhill. The building achieved a BREEAM rating of 'very good'. The project was constructed to complement the surrounding properties and features a curved roof design and green tint glazing.



**CONSTRUCTION PERIOD:** 32 WEEKS  
**COMPLETION DATE:** DECEMBER 2008  
**CLIENT:** HAMPTON BROOK DEVELOPMENTS  
**CONTRACTOR:** WARWICK BURT CONSTRUCTION



## IQUARTER, RUGBY

This joint venture business park project between Highcross and Danescroft Commercial Developments Ltd at Central Park, Rugby was completed in June 2008. Airwave took occupation of their high quality 43,500 sq ft office block and data centre in June 2008. Goodrich managed and integrated the base build of Block F in tandem with Airwave's controlled fit out works, thus ensuring a seamless handover.



**CONSTRUCTION PERIOD:** 48 WEEKS  
**COMPLETION DATE:** MAY 2008  
**CLIENT:** DANESCROFT AND HIGHCROSS  
**CONTRACTOR:** JOHN SISK & SONS

# Focus on Remediation...

With the continuing tightening of Planning, the redevelopment of Brownfield sites is becoming more widespread and a number of Goodrich's clients have purchased Brownfield sites for this reason. These sites generally consist of buildings in poor condition and high levels of asbestos and contamination to underlying soils and groundwater. Remediation of a site prior to redevelopment generally consists of the treatment or removal of contamination to levels agreed with the Environment Agency and/or the Local Authority Environmental Health Department. With the increased awareness and changes in environmental legislation the on-site treatment of contamination is often the only solution and Goodrich offer significant experience in the procurement and project management of remediation projects.



## JAVELIN PARK, GLOUCESTER

Goodrich were appointed by Graftongate Investments to procure and project manage the remediation of a 26 acre former Second World War military airfield in Gloucester. Works included the removal of asbestos from within the rubble of the aircraft hangers, treatment of numerous areas of hydrocarbon contamination, asbestos removal from contaminated soil and breaking up and crushing 30,000 sq mt of concrete hardstanding into graded aggregates. A Severn Trent Pumping Station will be decommissioned, demolished and a replacement constructed.

**CONSTRUCTION PERIOD:** 50 WEEKS (ESTIMATED)  
**COMPLETION DATE:** JUNE 2009 (ESTIMATED)  
**CLIENT:** GRAFTONGATE INVESTMENTS  
**CONTRACTOR:** CHURNGOLD REMEDIATION

## DALESIDE ROAD, NOTTINGHAM

Cedar House Investments appointed Goodrich to project manage the demolition and remediation works on a site which was previously an industrial dry cleaners. Sophisticated remediation techniques were used on the site. Steam injection, chemical oxidation and air sparging were used under strict review by the Environment Agency as the site is located close to a railway line, 300m from the River Trent and is above a major aquifer. Following a Type 3 Asbestos Survey, the removal of all asbestos from the site was carried out.

**CONSTRUCTION PERIOD:** 32 WEEKS  
**COMPLETION DATE:** NOVEMBER 2008  
**CLIENT:** CEDAR HOUSE INVESTMENTS  
**CONTRACTOR:** CHURNGOLD REMEDIATION



*"With Goodrich's help, we continue to gain a better understanding of the financial value of each individual BREEAM point, thus giving us the best possible BREEAM score at the most competitive cost. In the current market place this is paramount*



*and with Bill Gibbon's helpful attitude and clear understanding that we need to achieve best value on a scheme by scheme basis, we are now producing detailed BREEAM reports at the earliest possible opportunity." – Craig Millar, Director, SDC Construction*

Six months on from the launch of Goodrich Sustainability, in June 2008, and we have extended the scope of our BREEAM services to become one of the most capable licenced BREEAM assessors in the region.



In addition to Offices and Industrial projects, we can now assess and advise on BREEAM for Retail, Multi-residential developments and Bespoke. Multi-residential covers buildings such as hotels and care homes, while BREEAM Bespoke is the method of assessing complicated, multi-use developments which do not fit into the standard BREEAM categories, for example leisure centres.

Goodrich have worked hard to gain knowledge and experience in the field and now developers and contractors are benefitting from our advice and guidance. In addition to carrying out assessments, we have given independent advice which is helping clients achieve BREEAM "excellent" ratings on projects as diverse as distribution centres and education projects.

# staff news...

## STAFF FOR THE FUTURE!

- all training at Nottingham Trent University...

Assistant Quantity Surveyor Adam Green is currently working on a number of major projects for Goodrich. He completes his five year BSc (Hons) Quantity Surveying & Construction Commercial Management course in April



ADAM GREEN

Tom is a Junior Quantity Surveyor and is in his fourth year of the BSc (Hons) Quantity Surveying course. Tom is also an Incorporated Member of the Chartered Institute of Building.



TOM CHATTERTON

Jordan is a Trainee Quantity Surveyor and is in his first year of the BSc (Hons) Quantity Surveying and Construction Commercial Management course.



JORDAN CONNACHIE

## HEART&SOUL

At the centre of Heart&Soul is our very own BREEAM Assessor and sax player extraordinaire, Bill Gibbon! Heart&Soul is a 10-piece soul, rhythm and blues band based in Oxford who donate all proceeds from their gigs to charity. A seasoned performer, Bill also plays in two other bands, The Radiators in Banbury and a sax quartet in Corby. Well that's the entertainment sorted for the next Goodrich do!



## LIFE ON THE OCEAN WAVE!

On board a superb 54ft Jeanneau yacht, Goodrich sailed its key clients from Lymington, down the Solent to Cowes for a sailing day during Cowes Week where the racing was viewed at very close quarters! Following a few beers and lunch on board they raced back up the Solent against other Jeanneau 54s back to Lymington.



Clients also enjoyed a high speed ride in ribs. As you can see in the photos, the sun shone and a great day was had by all. More importantly no-one fell overboard on this occasion!



## GOODRICH WALK 'THE CRITICAL PATH'

Goodrich staff and their families and friends walked the walk on Sunday, 22<sup>nd</sup> June to raise money for the Accident and Emergency Department at Northampton General Hospital. Organised by Bill Gibbon and Kathy Merson, the 10 mile circular route from Goodrich's offices in Milton Malsor just happened to pass by The Boat Inn at Stoke Bruerne where walkers took the opportunity to have a half way pint and packet of crisps before walking 5 miles back to the office.

This is the second fundraising event the Company has undertaken for Northampton General Hospital and the total money raised now tops a fantastic £30,000. Many thanks to everyone who has supported Goodrich's charity fundraising events.

## CHRISTMAS DO!

The Goodrich Super Troopers and Dancing Queens took to the floor to strut their stuff to an Abba Tribute Band at the staff Christmas do. Some of the moves were spectacular to say the least! As you can see Louise looks very impressed! No-one dared to don their lycra catsuits, which was probably quite fortunate for other partygoers! Maybe next time!



## PROMOTIONS!

Goodrich has pleasure in announcing three promotions. The promotions were made in July 2008.

So congratulations go to Stephen Vickers and Adrian Doyle who have both been promoted to Senior Project Manager and Associate and Mark Plowman promoted to Associate.