

GOODRICHnews

CO-OP WITH THE Co-Op DELIVERS THE GOODS



Goodrich has again demonstrated its 'on time' and 'on budget' ethos by delivering to Clients, Graftongate Investments, Legal & General and the Co-Op, the construction and bespoke fit-out of their new £18 million industrial facility in Thurrock, Essex.

Comprising 320,000 sq ft of cutting edge distribution facility alongside high quality space for over 300 Co-Op staff, the bespoke fit-out works included installation of in-rack and high level sprinklers, construction of temperature controlled areas and freezer storage, together with additional offices, staff ablutions and locker rooms. External works comprised a multi-storey car park, lorry wash and re-fuelling station.

Commenting on Goodrich's latest success, Richard Goodenough said, "Our comprehensive in-house skills proved invaluable on this project and providing both Project Management and Quantity Surveying services ensured a seamless link between the Developer, Funder and Tenant. Our ability to dovetail the Co-Op's fit-out with the base build construction process helped overcome a range of challenges presented by the site –



not the least of which was an unexploded WW2 bomb! This huge project marked a great step forward for Goodrich".

Colin Beasley, Director, Graftongate Investments said, "Goodrich's involvement in liaising with the Tenant, Fund and Main Contractor enabled us to procure the most cost-effective design, price and programme at Thurrock and I know the Co-Op has been extremely impressed with the way the Goodrich team managed the project, particularly bearing in mind the size and complexity of their fit-out works."



From left to right

Chris Newton, Co-Op; Jonathan Holland, Legal & General; Tim Evans, Legal & General; Chris Roberts, Goodrich Projects; Craig Simpson, Goodrich Projects; and Colin Beasley, Graftongate Investments.

**GOODRICH
 INSTRUCTED ON
 FOUR BUSINESS
 PARKS – page 2**

IN BRIEF

Goodrich is delighted to announce that it has been awarded further projects with Hampton Brook Developments at Tilbrook, Milton Keynes, a 238,000 sq ft warehouse development at John Clark Way, Rushden, and a 15,000 sq ft warehouse and office unit at Site B2, Foxhills Business Park, Rushden.

Goodrich has been appointed as Employer's Agent, Quantity Surveyor and Planning Supervisor by Darby Investments Ltd on a scheme at Weddell Way, Brackmills, which comprises a 25,000 sq ft design and build factory, incorporating 11,000 sq ft of office accommodation and showroom facilities. Work commenced on site in January 2006 with an estimated construction period of 28 weeks.

Goodrich is in the early stages of a project in Stevenage for CAEC Howard (Properties) Ltd acting as Employer's Agent, Quantity Surveyor and Planning Supervisor. We are delighted to have received this appointment and are looking at further developments with CAEC Howard.

IT'S FULL SPEED AHEAD AT ROCKINGHAM as Goodrich has been appointed as Reed Business Information's Project Manager and Quantity Surveyor to oversee the works for the forthcoming SED (Site Equipment Demonstration) Exhibition at Rockingham Performance Park in Corby. This is the only national exhibition for construction plant and equipment which enables plant to be tested and operated in authentic site conditions. Works will be completed at the beginning of May in time for the exhibition which starts on 16th May 2006.

NEW PRODUCTION FACILITY FOR POWAKADDY AND HILLBILLY ELECTRIC GOLF TROLLEYS FOR EGB AT SITTINGBOURNE. Goodrich Projects has been appointed as Project Manager, Quantity Surveyor and Planning Supervisor for Graftongate Investments on the design and construction of a new 44,620 sq ft production facility, including 10,000 sq ft of integral, comfort cooled two storey offices, for European Golf Brands Holdings Ltd, in Sittingbourne, Kent. EGB is the manufacturer of the world-renowned electric golf trolleys, Powakaddy and Hillbilly.

AWARDS GOOD THINGS COME IN THREE'S.....!

Goodrich Projects has been involved in three schemes which have won major awards:

1 The RIBA Conservation Commendation for the East Midlands region for the work undertaken to Grade I Listed Building Nevill Holt Hall. It took nearly three years to convert this building, dating back to the 13th century and run down after 80 years of being a public school, into a unique and characterful private home. Some of the challenges faced were carrying out major structural repairs as sympathetically as possible; introducing up-to-date lighting, heating, ventilation and audio visual systems; creating comfortable reception, living and dining areas and an ultra-modern kitchen; providing luxurious master and guest bedroom suites with avant garde bathroom facilities.



2 The Aylesbury Vale District Council Design Awards for Vetoquinol Headquarters at Great Slade, Buckingham. Goodrich acted as Project Manager and Contract Administrator on this scheme for developer Darby Investments. The brief was to design and build a bespoke Headquarters comprising warehouse and office facilities for occupier Vetoquinol. The design incorporated a curved roof to both warehouse and offices, flat panelled cladding, curtain walling, feature entrance canopy and enhancements to the landscaping scheme.

3 The Industrial Agents Society/Office Agents Society Development of the Year Award 2005 – Best Speculative Building (Industrial) has been won by a 726,000 sq ft warehouse and office scheme in Peterborough. Goodrich Projects acted as Quantity Surveyor for the base build development shell and the multi-million fit-out for Debenhams. In addition to the above area, there is a further 567,000 sq ft of mezzanine floors and racking.



COMMENT FROM RICHARD GOODENOUGH MANAGING DIRECTOR

"Contracts like Thurrock (see front page) underline our versatility and expertise. Our in-house Project Management, Quantity Surveying, Building Surveying, Planning Supervision and Construction Legal Documentation enables us to offer a unique service to Clients.

We continue our year-on-year growth and, during 2005, project managed the construction of more than 2 million square feet of industrial and commercial space, with a value of over £100 million.

In the ABI League Tables we are now one of the

Top 20 Project Management/Quantity Surveying firms in the country.

We have further strengthened the Goodrich team with the appointment of Project Managers, Mark England and "big shed" expert Peter Mitchell, Quantity Surveyors, David Ball and Michelle Lowe, and Louise Banner is the new 'voice of Goodrich' in Reception.

I speak for the whole Goodrich team in thanking our Clients and contacts for their part in our continued success – and another record year. We look forward to working with you again!"

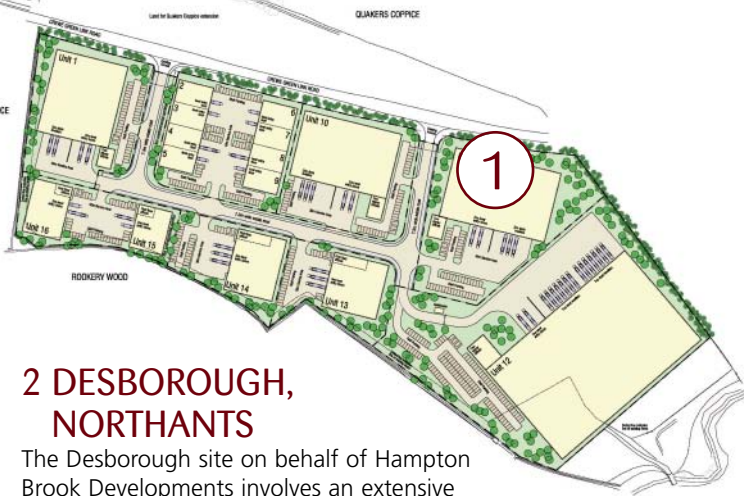


... Profitable results

GOODRICH INSTRUCTED ON FOUR BUSINESS PARKS...

The instructions received from our high profile Clients, Graftongate Investments, Highcross Strategic Advisors, Hampton Brook Developments and Danescroft Developments for the management of these Business Parks is a landmark step for Goodrich and mark the progression into a new era for the Company.

The parks are currently being developed in phases. All Phase 1 works include the provision of the infrastructure for the remainder of the sites as indicated on the various master plans.



2 DESBOROUGH, NORTHANTS

The Desborough site on behalf of Hampton Brook Developments involves an extensive groundwork cut and fill exercise prior to any construction works commencing.

The groundworks are due to start in July 2006 followed by Phase 1 construction works.

This impressive 50-acre scheme has the capability of providing a Day Nursery Centre, Public House and Care Home, in addition to 726,000 sq ft of warehouse space.

3 COTON PARK, RUGBY

We are also in the process of procuring the development of a site in Rugby on a joint venture between Danescroft Commercial Ltd and Highcross Strategic Advisors. The development consists of a combination of light industrial, office starter units and potential HQ offices totalling an area of 163,000 sq ft. Phase 1 of this scheme comprises starter office units and light industrial units totalling 90,000 sq ft. The scheme is due to be issued out to tender in June 2006 with a start date on site during August 2006.

KIDDERMINSTER – Another Joint Venture by Graftongate Investments Ltd and Highcross Strategic Advisors
Phase 1 of Kidderminster comprises 10 light industrial starter units in three separate blocks totaling 86,000 sq ft. The 18-acre site has the capability of providing warehouse and office space totaling 322,000 sq ft. Phase 1 is due to go to tender in April 2006 with a start date soon after.

COMMENT

FROM CHRIS ROBERTS ASSOCIATE DIRECTOR



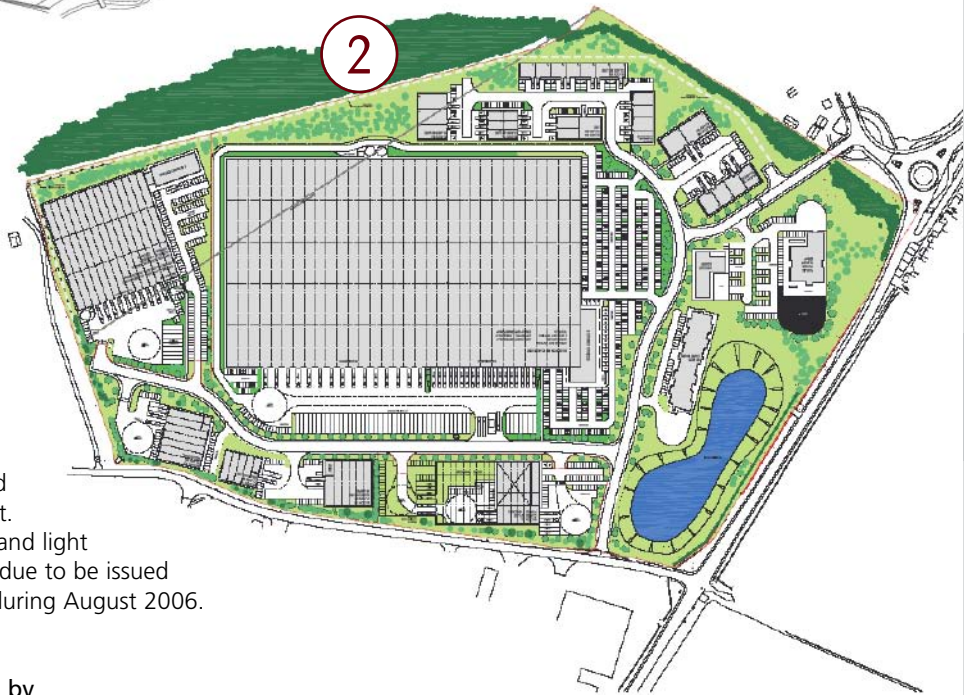
“Goodrich is honoured and very excited at having received instructions to act on behalf of our Clients for these four prestigious sites which will enable Goodrich to demonstrate its capabilities on these complex projects. The success of these projects will place Goodrich firmly on the map with our competitors and we aim to become market leaders in project managing the development of business parks throughout the country”.



1 CREWE GREEN

The 72,000 sq ft Phase 1 at Crewe comprises four individual units and commenced on site on 3rd April for a period of 34 weeks.

The park covers an area of 22 acres with the potential to provide over 400,000 sq ft of space. The project is a joint venture development between Graftongate Investments Ltd and Highcross Strategic Advisors.





AN EXCELLENT FIT AT DEBENHAMS

In Hampton, Peterborough, Goodrich Projects has completed the multi-million pound fit-out of Debenhams' new logistics facility which comprises three highly innovative chambers. Within one of the three chambers is 560,000 sq ft of storage and a second houses 200,000 sq ft of high bay racking.

We are delighted to confirm that we have also been appointed as Project Managers and Quantity Surveyors by Debenhams on a further fit-out project known as Project Retro.

24,000 SQ FT TWO STOREY OFFICE UNITS AT KNOWLHILL, MILTON KEYNES

Goodrich Projects is delighted to have acted as Employer's Agent, Quantity Surveyor and Planning Supervisor for Hampton Brook Developments for these office units at Knowlhill, Milton Keynes. The four two storey detached office units have been constructed under a Design and Build Contract and incorporate comfort cooling, all services and car parking.

As well as achieving current Building Regulations, the development has had to be designed and built to meet BREEAM (Building Research Establishment Environmental Assessment Method) standards and has achieved a "very good" rating.

BREEAM is a set of additional standards which aims to make buildings more energy efficient, whilst promoting a good working environment for the building end users, and seeks to minimise the effect that they have on the environment.

CONSTRUCTION PERIOD: 35 WEEKS
COMPLETION DATE: AUGUST 2005
CLIENT: HAMPTON BROOK DEVELOPMENTS



Ian Jackson of Hampton Brook Developments said, "Goodrich's involvement throughout this project was invaluable, in particular guiding us through the requirements of BREEAM which enabled Hampton Brook to achieve BREEAM'S exacting standards. We look forward to working with Goodrich on our future projects".

NEW BUSINESS UNITS IN NORTHAMPTON

Goodrich Projects is acting as Employer's Agent, Quantity Surveyor and Planning Supervisor on a redevelopment scheme for Danescroft Commercial Developments. Danescroft acquired a redundant factory on a three-acre site at Cirrus Park, Moulton Park, Northampton, which has been developed into a new business park comprising over 50,000 sq ft arranged in two flexible terraces of 12 individual units. These include single storey offices and two storey business units with ground floor production space and fully specified offices above. Work started on site in May 2005 with the asbestos removal and demolition of the existing Nimbus soap production facility. The scheme will be completed in April 2006.

Left to right Mark Plowman, Goodrich Projects; Chris Roberts, Goodrich Projects; and David Civil, Danescroft Commercial Ltd





115,000 SQ FT WAREHOUSE AND OFFICE BUILDING AT THE MUNDELLS, WELWYN GARDEN CITY

Goodrich is acting as Employer's Agent, Quantity Surveyor and Planning Supervisor for this joint venture development between Legal & General and Graftongate Investments.

The development comprises the design and construction of 11 industrial units either in terraced or stand alone arrangement. The site is a brownfield site following the demolition of the Textron Fastenings building.

CONSTRUCTION PERIOD: 40 WEEKS

COMPLETION DATE: AUGUST 2006

CLIENT: GRAFTONGATE INVESTMENTS & LEGAL & GENERAL ASSURANCE SOCIETY LTD

22,500 SQ FT TERRACED BUSINESS UNITS

Goodrich has been appointed as Employer's Agent, Quantity Surveyor and Planning Supervisor by Darby Investments Ltd for a scheme at Fortune Close, Riverside Park, Northampton. The project comprises the design and construction of five terraced business units. Work commenced on site in December 2005.

CONSTRUCTION PERIOD: 24 WEEKS

COMPLETION DATE: JUNE 2006

CLIENT: DARBY INVESTMENTS LTD



35,100 SQ FT SCIENCE PARK AT MOULTON PARK, NORTHAMPTON

Goodrich acted as Employer's Agent, Quantity Surveyor and Planning Supervisor on this development by Northampton Science Park. The facility provides three separate 7,100 sq ft science units and a three storey office block of 13,800 sq ft offering exceptional light industrial accommodation and flexible high quality office space – all designed to meet the needs of high-tech business partners looking for location and profile.

CONSTRUCTION PERIOD: 37 WEEKS

COMPLETION DATE: JULY 2005

CLIENT: NORTHAMPTON SCIENCE PARK LTD

31,730 SQ FT OFFICE UNITS AT CYGNET PARK, PETERBOROUGH

Goodrich acted as Quantity Surveyor and Planning Supervisor for Rugby Investments on these speculative office units at Cygnet Park in Peterborough. The units are of traditional cavity construction with pre-cast concrete floors.

CONSTRUCTION PERIOD: 15 MONTHS (PHASED)

COMPLETION DATE: JULY 2005

CLIENT: RUGBY INVESTMENTS LTD



STAFF NEWS

OUR VERY OWN DAVID BAILEY....?

No, it was our very own David Ball who took this brilliant photograph of a seal pup at Donna Nook on the East Coast. You have to be incredibly dedicated (or mad!) to photograph wildlife to this standard and David had to trek miles across wet and windy mud flats to reach the seals and their newborn pups. I'm sure everyone will agree it was certainly worth it.



CHARITY BALL AT WHITTLEBURY

We have organised our first charity fundraising event at Whittlebury Hall, Towcester, to raise funds for the Vascular Studies and Breast Cancer Care Units at Northampton General Hospital. We have former England and Saints rugby player, Martin Bayfield, as our after dinner speaker and ladies... keep a look out for Robbie Williams! It will be a fantastic evening and we look forward to reporting some excellent returns for our charities! Keep an eye on our website for updates – www.goodrichprojects.co.uk



AND FUN WAS HAD BY ALL.....

Goodrich held a Christmas Scrum Down at the Saints Rugby Club in December last year. Pictured here is Angus Blair of Hampton Brook Developments propping up the bar! (photograph of Angus Blair taken by Mark Pickthall)

NEW RECRUITS AT GOODRICH

We have welcomed five new members of staff since the last newsletter – Michelle Lowe, Louise Banner, David Ball, Mark England and Peter Mitchell.

David joined us in February 2005 from M J Gleasons – just a little too late to make an appearance in the last newsletter, so we've got him in this one! Mark joined Goodrich in October 2005 as a Project Manager having previously worked for RG Carter, Covista (who are a joint venture company between Abbey National and McAlpine) and Moto Hospitality (formerly Granada services). Louise previously worked for Turner Coulston Solicitors and also joined Goodrich in October last year as Receptionist/Administrator. Michelle, Quantity Surveyor, and Peter, Project Manager, came on board in January this year from ROK and Davis Langdon respectively.

(photograph of Mark, Peter, Louise, David and Michelle taken by Mark Pickthall)



CONGRATULATIONS!

Chris Roberts has become a dad! Baby Benjamin arrived on 9th December 2005, weighing in at 6lbs 11ozs. After a quick QS calculation this little smiler is currently weighing in at 15lbs!

CAPTION COMPETITION...

A bottle of bubbly for the best caption.

Please submit to Sue Coldridge by 31st May.

(picture of Phil at the Christmas Scrum Down taken by Mark Pickthall)

