

# AN INTEGRATED SOLUTION MAXIMISES PROFIT IN A CHALLENGING MARKET



*“By using a cost database and benchmarking against facility and function use, region, and the construction programme, EC Harris was able to deliver a controlled financial risk assessment through cost management services.”*

Ocean Village Marina is one of 20 locations owned by Marina Developments Limited (MDL), who operate major marinas and boatyards, managing over 7,000 berths. MDL approached EC Harris with plans to build a new four-star hotel on an existing promontory to form the centrepiece of the Ocean Village precinct in Southampton.

This scheme will provide marina and hotel facilities, encompassing 225 guestrooms, terraces, a marina centre, meeting, function and conference facilities, a spa and a restaurant.

The project objectives include:

- Achieving value for money by delivering a quality four-star hotel, on budget
- Providing a facility that meets the functional requirements of a four star hotel
- Meeting the design standards of the Local Planning Authority
- Addressing the challenges of design on a constrained site, including basement plant level just above high tide datum, feature façades and transfer structures
- Ensuring clarity and distinguishing responsibility between all parties involved in the project.

## Creating solutions

EC Harris recognised a need for an integrated solution, incorporating skills in project management, quantity surveying and planning supervision services.

*“MDL is able to clearly review, approve or reject design changes using the robust change control procedures that have been implemented.”*

- By using a cost database and benchmarking against facility and function use, region, and the construction programme, EC Harris was able to deliver a controlled financial risk assessment through cost management services.
- A specific knowledge of benchmarking tools was utilised, analysing size and cost.
- The team were encouraged to use sensible and practical sustainable energy solutions, by taking advantage of the locality benefits, using specific knowledge of innovative sustainability techniques (such as seawater cooling and chilled ceilings).
- A rigorous change control process was implemented which incorporated operator variations.
- A two stage design and build procurement route was implemented, to transfer design and construction risk to the contractor through a clear management reporting system, simplifying the process for all parties.

### Contact

**Allan Sugg**

Partner, Hotels

**e** [property@echarris.com](mailto:property@echarris.com)

**w** [echarris.com/property](http://echarris.com/property)

### Adding value

MDL is able to clearly review, approve or reject design changes using the robust change control procedures that have been implemented.

EC Harris also enabled MDL to reduce costs by utilising benchmarks around the optimum efficiency size of the functional areas outlined in the plans. This solution also enabled MDL to consider decreasing the number of lifts and associated shafts that were originally designed, reducing both capital and operational costs.

The optimum construction programme reduced the costs of preliminaries by addressing the construction period using modern method of construction technologies. These prefabricated forms of construction effectively saved several weeks on the construction programme. The life cycle costs have also been reduced to ensure the building is sustainable.