

# RIDGE

PROPERTY & CONSTRUCTION CONSULTANTS

REVIEW

2018 — ISSUE 01



## CHINA RESPONDS TO ITS 'NEED FOR SPEED'

Zhejiang Circuit is now one of the most advanced motorsport and leisure destinations in the world. This unique development delivers its vision as the ultimate motorsport experience centre. It provides automotive manufacturers and brands a cutting-edge platform to showcase their products to the ever-growing Chinese market. A complimentary blend of building types, Zhejiang Circuit combines luxury multi-use leisure facilities and the ultimate family-orientated venue for motorsport in Asia.

This is one of the finest motorsport facilities in the world, not only because of the undulating track and experience for driver and spectator, but because of the extensive leisure offer. The development includes a hotel, spa, restaurants, conference spaces, car showrooms, retail and exhibition spaces. The four main interconnected buildings enable visitors to move safely and freely around the whole complex consisting of; the luxury 52-bed boutique hotel, exhibition centre, commercial retail centre and a six thousand seat hospitality grandstand – all connected by a giant plaza, designed for spectating and hosting large scale events.

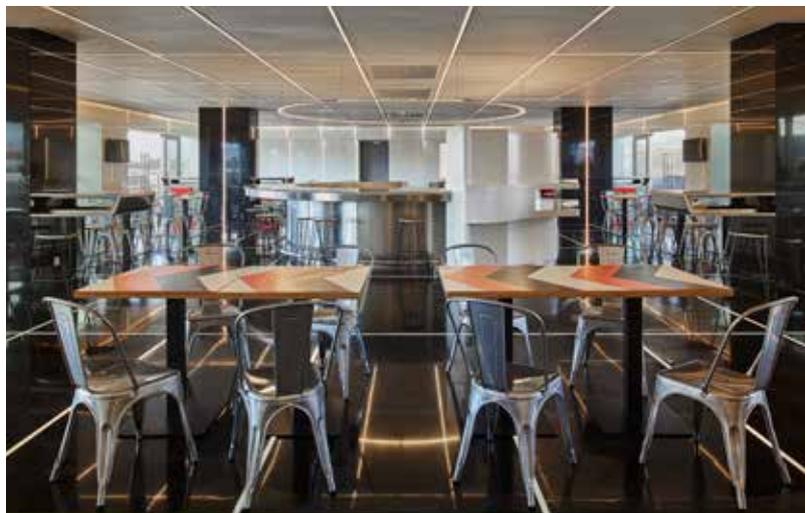
The buildings are a hive of activity, be it driver training, corporate hospitality or private members enjoying the ZC Club and competing amongst themselves on the track. The luxury hotel and host of leisure, wellness, entertainment and commercial spaces accommodate an immersive racing lifestyle, making it an ideal venue for international motorsport competitions and events such as the World Touring Car Cup to be held in October.



# 浙江国际赛车场 ZHEJIANG CIRCUIT

The project was conceived as a destination for leisure and automotive retail, a centre for excellence and as a place to both relax and have fun. The buildings are each designed as striking individual elements that successfully come together to form a rich and vibrant cluster of development that delivers and heightens the spectating, retail and commercial experience.

**Design and Delivery Team:**  
Ridge Architecture, Interior Design & Project Management  
Apex Circuit Design  
Aecom Engineering  
Katherine Pooley Interior Design (Hotel)



**£180 Million**  
Estimated Project Value

**100,000m<sup>2</sup>**  
Commercial Development

**6,000**  
Seat Grandstand





RAF Museum Hendon



Old Stocks Inn



University of Worcester



Sam Newsom Centre, Boston College

## RICS Awards 2018 Shortlisted

Four Ridge projects have been shortlisted at the highly acclaimed RICS Awards. Recognised in three categories across four regions, the projects have been selected as some of the most innovative in their respective categories.

Two projects have been celebrated in the Tourism and Leisure category; The RAF Museum London and Old Stocks Inn, a hotel refurbishment project in the South West region. The refurbishment of the Sam Newsom Centre at Boston College has been shortlisted in the East Midlands region and the University of Worcester infrastructure replacement has been shortlisted in the West Midlands.



## BRISTOL OFFICE CELEBRATES 30 YEARS

We are delighted to see our Bristol office celebrating its 30th anniversary this year. Since the office opened in 1988, the team has trebled in size to include multi-discipline services for Project Management, Cost Management, Building Surveying, Building Services Engineering, Civil and Structural Engineering. Indeed, one of our original Building Surveying team, Chris Brown, remains with Ridge to this day. The Bristol office has significantly broadened its scope of services over the years – carbon consultancy would have been unheard of in 1988! The team has also built up extensive experience in blue light services and the Wiltshire Police force remains one of Bristol's longest standing clients at 19 years. One of the office's first clients, The Royal Agricultural University, has just come back for a new project – another excellent example of how Ridge retains its clients.



## CYBER ESSENTIALS PLUS

Once again, we have passed our annual Cyber Essentials Plus audit for 2018 having achieved accreditation in March 2017 to meet the stringent security requirements of our Government and public-sector contracts. This also benefits Ridge private sector clients with the same high level of IT security.



## BSI BIM UPDATE

Ridge systems have been certified for another year under the BSI BIM Verification scheme, with specific sections noted as "Best in Practice" by the British Standards Institute. This demonstrates the business is aligned with current industry standards, giving our clients confidence through third party validation of our approach to utilising Level 2 BIM processes.

# PROJECT UPDATES



## UKAEA CULHAM SCIENCE CENTRE

Ridge is very proud to be working with UKAEA at the Culham Science Centre in South Oxfordshire on four of its major schemes during this exciting period in the development of the campus.

Culham Science Centre combines world-class research into fusion power, commercial technology organisations and an Innovation Centre, to create a powerhouse of high technology innovation and enterprise.

Ridge is working on a new flagship training facility, and two new schemes for RACE as part of the UK Atomic Energy Authority (UKAEA). RACE is conducting R&D and commercial activities in the field of Robotics and Autonomous Systems (RAS).

In addition to these schemes Ridge is also working with the estates team on the new sports pavilion.



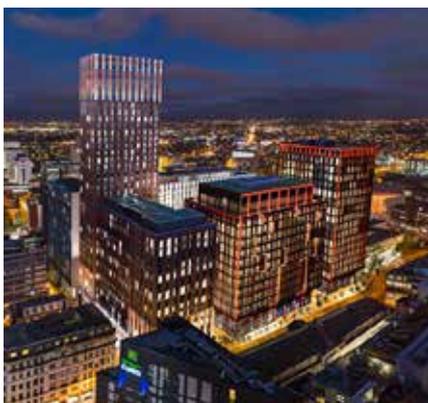
## FRAMEWORK APPOINTMENTS

Ridge has been appointed on a number of Frameworks; growing an existing relationship with the University of Surrey on their Project Management and Cost Management Framework. A seven year investment into new lifeboat stations will see Ridge support the RNLI with Cost Management services and working with Sovereign Development Consortium as Employer's Agent and Principal Designer for their new build housing programme. Other new framework successes so far this year include: Procurement for Housing, Homes for Haringay, NHS SBS (Shared Business Services) National Framework and Sanctuary Housing Group. Through the Foreign and Commonwealth Office framework, Ridge is providing design services to support the seismic retrofit of the British High Commission in Suva, Fiji.



## BMI HEALTHCARE

BMI Healthcare, the UK's largest private hospital group, appointed Ridge on a framework supplying project management and cost management services. As a multi-discipline practice, Ridge was able to add value through continuous liaison with multiple stakeholders by negotiating the needs of each department with a successful change management process. From the early concept stage, Ridge supported with an essential redevelopment programme at BMI The Priory in Edgbaston. This included a new cancer treatment centre, imaging suite and modern communal facilities.



## CIRCLE SQUARE

Ridge Manchester team is delivering this fast-paced project to construct two multi-storey linked towers in the heart of Manchester city centre; it took just 6 months from obtaining Planning consent to works starting on site.

Circle Square is an essential element of one of the largest developments in the city, transforming the former BBC city centre site into a new, multi-use destination.



## GREAT WESTERN ELECTRIFICATION PROGRAMME

The Great Western Electrification Programme (GWEP) is part of the biggest investment seen on the Great Western Railway since Brunel built it more than 150 years ago. The £2.8bn programme will see completion of the electrification of the route between London and Cardiff by December 2018. The work on one of Britain's oldest and busiest railways in conjunction with the introduction of new trains will reduce journey times and provide increased capacity, reliability and environmental benefits.

Ridge has provided commercial management services for Network Rail on a number of major infrastructure projects as part of the overall programme including contracts for overhead line equipment, signalling, structures, and platform extension works.



## FRILFORD GOLF CLUB

Opened by Nick Pink, Chief Executive of England Golf and European Tour Player Eddie Pepperell, Frilford Health Golf Club in South Oxfordshire was redeveloped to offer guests a new golf shop, reception, golf simulators, roof terrace and office areas. The scheme, which Ridge developed, supporting MEB Design, included various low-energy solutions, providing the club with a low-running cost and highly sustainable development.



## HACKNEY TOWN HALL RESTORATION

A 1930's Grade II listed building, the Town Hall is the administrative HQ for the London Borough of Hackney, accommodating 500 employees.

To ensure the space was fit for public occupation, an essential 12 year, phased programme of renovation works was required, including restoration of the Council Chamber, Committee Rooms and general office space. The original art deco fittings and fixtures remain, bringing the classic building back to life with up to date facilities whilst retaining its historic charm.

Photography Francesco Montaguti © Hawkins\Brown



## 100 EMBANKMENT

Located in the heart of Manchester, 100 Embankment is a Grade A, BREEAM Excellent, commercial office scheme, and forms part of a £90M urban regeneration project to bring the site of the former Salford Exchange Railway Station back into use.

With the first phase already fully let, construction of phase two is due to commence in Q2 2018. When complete, the revolutionary development will provide 169,000 sqft of NIA across eight floors of prime office space.

Visualisations by Mi  
[www.wearemi.com/](http://www.wearemi.com/)

## DEFINITION OF WASTE CODE OF PRACTICE

The Definition of Waste Code of Practice (DoW CoP) provides a clear, consistent and efficient process which enables the reuse of excavated materials on-site or movement between sites.

Use of the DoW CoP supports the sustainable and cost-effective development of land. It can provide an alternative to Environmental Permits or Waste Exemptions, and allows the reuse of material which would otherwise end up in landfill.

The DoW CoP enables the:

- Direct transfer and reuse of clean, naturally occurring soil materials between sites;
- Conditions to support the establishment/operation of fixed soil treatment facilities;
- Reuse of both contaminated/uncontaminated materials on their site of origin and between sites within defined cluster projects.

Ridge in Winchester has supported this initiative for our client, Firoka Group at Beadlow Manor Hotel and Golf Course in Bedford.

## PROCUREMENT SPECIALIST SERVICE

The Ridge Reading office has a long-established specialism in procurement through the Public Contract Regulations.

Over the past 20 years, the team has procured many public contracts, providing a full service ranging from placing adverts through to posting award notices. Registered with the European Commission Authentication Service (ECAS), Ridge is able to post e-notices on behalf of clients.



- ✓ Time-scale advice
- ✓ Fully electronic process
- ✓ Dedicated knowledgeable team
- ✓ Up to date with contract regulations

Tenders incorporate price and quality assessment sections which are compliant with the regulations. Our services include development of Standard Selection Questionnaires following Crown Services' guidance and recommendations, provision of evaluation and feedback.

Our procurement service covers all available options including open, restricted, negotiation and competitive dialogue procedures for a range of contracts and frameworks including lump sum, term contracts, service contracts and cyclical/planned works. These contracts range in value from £50,000 to £20,000,000 annually.

Ridge advises clients on the time-scales required for each stage of the process, including minimum periods for advertising, tendering and feedback requests. Tenders are fully electronic as required by the regulations and where clients operate tender portals, such as In-Tend and Delta e-Sourcing, Ridge is frequently granted user licenses to operate tenders on a client's behalf.

The service is provided to a wide range of public-sector clients, including Health Trusts, Councils, Housing Associations, Registered Providers and Universities.

We have a dedicated team of Chartered Surveyors, who are fully up to date with the Public Contracts Regulations, and experienced in guiding clients through the procurement to ensure a transparent, auditable and compliant tender process is followed.

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