

FOREIGN & COMMONWEALTH OFFICE

DESIGN AND SPECIFICATION

Frankham were appointed to develop the design and specification, and subsequently manage and administer the contract for the replacement of all the low voltage distribution boards within the Grade I listed foreign office building at King Charles Street, which was completed and handed over in 2019.

We also undertook several other projects in parallel, including the replacement of all passenger lifts, and the first of a number of planned replacements of the 7 LV switch rooms within the site.

RIBA 0 to 1, Inception

At the outset of the project, the total number of distribution boards, and their condition was not fully understood.

We undertook detailed surveys to record the number, condition, type and location of all boards to allow the full scope of the requirement to be identified, as well as identify the associated constraints

RIBA 2 to 4, Design

During the design stages we put a lot effort into collaborating with the representatives for the Building Users to understand their operational requirements and how the work needed to be phased in order to mitigate the risk of any supply interruptions. This included understanding key events that would prevent works being undertaken or operatives on site, and areas where enhanced security access would be required, in order that this could all be captured and included in the documents for the Contractors to price.

RIBA 5, Construction

As Lead Consultant and Contract Administrator on this project, we instigated a formal Change Control process to help ensure that potential Variations were identified, considered and approved prior to instruction. The earlier the warning the greater the opportunity for the Client to reject the change, mitigate any potential overspend or explore alternative solutions.

These robust procedures ensure that any matters materially affecting out-turn costs are identified as soon as they become apparent. Only the Contract Administrator will have the authority to issue Instructions and Variations which will only be carried out in writing following completion of the change control process.

The project was delivered following our ISO9001 quality management system and RICS Contract Administration guidance, which included regular monthly progress meetings where programme, budget, project risk register and technical matter will be discussed, actioned and minutes recorded and distributed.



FRANKHAM

Client:
Foreign & Commonwealth Office

Services:
Mechanical and Electrical Engineering

