

ST DAVID'S 2 SHOPPING CENTRE, CARDIFF

The unique set of economic circumstances that surrounded the opening of St David's Shopping Centre in central Cardiff required an innovative and flexible solution to ensure a successful opening. The Client teams all recognised that the global downturn created a serious risk to Wales's most prestigious retail venue and the slow up take of retail tenants into the centre could have created the wrong stimulus.

Sabian's brief was to prepare and execute a unique package of works and strategy for all the public facing areas that were at risk due to the retail market conditions. These works related to numerous interfaces created by non-trading units and throughout the entire new development and existing centre, being aware and respectful of the needs of both a development in the critical stage of the programme and the constraints of a trading centre.

Sabian responded by sending the Operational Director Peter Gear with the right mix of cost and project experience to personally ensure delivery for this benchmark and complex project.

The first challenge was to fully understand the Clients brief which due to the dynamics of the retail leasing and development world were continually changing as Centre Opening day approached.

Once the parameters of the brief were agreed upon Sabian set about implementing both the risk and cost plans together with a variety of scopes of work these were ratified at board level with a strong governance placed on programme and quality with financial surety being achieved through detailed control documentation, commercial management and process/ execution management.

Sabian provided the procurement, delivery and management teams employing a variety of dedicated and trusted supply partners all of which worked with the construction team 24/7 to ensure a successful project delivery. The £2.5m project was completed within the three month install period as budgeted and programmed.

The biggest challenges faced on this unique project were 1) the constant changes required to accommodate leasing teams daily wins and losses in the challenging retail market 2) the incredibly difficult logistics requirements of a trading centre & completing development, which required superhuman efforts to navigate 3) the requirements for phased delivery of sections in order to meet the heightened, contractual and political environment.

For all these challenges Sabian used experienced thinking, logical control and innovation (think, plan, deliver) to ensure all the delivery targets were 100% achieved.

