

Name of Project
Costco Star Park, Birmingham

Client
Weaverbridge
(part of Carillion Richardson Developments)

Architect
Broadway Malyan

Engineer
URS

M&E
Hully & Kirkwood

Quantity Surveyor
RPS (Client), Northcroft (Costco)

Project Description
Construction of a membership warehouse outlet

Contract Value
£13 million

Contract Period
Mar 02 - Sep 02

Main Contractor
Carillion Building

Contract Type
JCT 98 with Contractor's Design



The construction of a 13,000 sq m retail warehouse for Costco Wholesale UK with a 12,000 sq m basement car park and full landscaping. Construction comprised a 2,000 tonne steel frame with hollow rib floor and sloped cladding. Carillion managed the whole fit-out including stocking the store with £8 million worth of goods.

The client's main objectives were to build a quality warehouse, on time and for good value. It was of paramount importance that the store was fully fitted out and stocked in time for the opening day.

The contract - our first for Costco - was negotiated using open book procurement with an agreed Guaranteed Maximum Price. We provided a strong project team with previous retail and warehouse experience and extensive knowledge of the area and local subcontractors.

We produced a full project report every week on topics including programme, resource issues, design and procurement. This report, along with progress photographs provided by us, was then used by Costco in their weekly worldwide conference meeting.

The main challenge on this project was the speed with which it had to be completed. There was a very tight programme and difficulties were encountered with access restrictions due to two pinch points. These problems were overcome by Carillion staff working closely with the design team to drive out the problem areas, together with a 7-day working week.

We delivered an upmarket members warehouse carrying a full range of goods, including a photographic laboratory and opticians department. Membership is by invitation only and includes local businesses and selected professionals.

The scheme was delivered under budget and three weeks early to the great satisfaction of the client.