

**tate**  
consulting

*commercial engineering  
at its best*



- building services
- fire engineering
- energy & sustainability
- masterplanning
- commercial engineering

# Company Profile

# ABOUT US

Tate Consulting is a building services engineering company that provides a strategic, flexible, experienced and innovative approach to delivering engineering and management consultancy services for its clients.



We have a proven track record in delivering client projects to the most demanding of timescales, within budget and with the lowest possible client risk. This specialist expertise and experience gives our clients the confidence and peace of mind from the outset that their project is in the best possible hands.

All our projects are led by a highly experienced Director and a team with a passion for delivering high quality commercial engineering solutions alongside an excellent level of service. As part of this approach, we focus on designing out systems rather than designing in complex and expensive kit and in seeking to balance the up-front capital cost of equipment and services against the associated life cycle costs of operating the building and provide options based on specific commercial requirements.

Our approach embodies the maximum possible contribution from each of the three pillars of environmental, economic and social sustainability.

We use this environmental expertise on a bespoke basis to maximise environmental and economic sustainability and to design in accessibility for all sections of society. These enhance the role buildings play in sustainable local communities.

In summary, we believe our commercial engineering approach and passion for delivering the highest levels of customer service sets us apart from other consultants and consistently delivers considerable added value to any project.

## Our Directors



**Shane Tate**  
Director



**Jeff Bearcroft**  
Managing Director



**Jim Lee**  
Project Director



**Ray Cavanagh**  
Project Director

# SECTOR EXPERTISE

- Logistics & Industrial
- Residential & Mixed Use
- Commercial
- Education
- Retail & Leisure



Asda Automated Home Shopping Distribution Centre | Dartford



commercial engineering at its best

Ballymore Developments, Royal Wharf | London Docklands



Public Records Office | Northern Ireland



Oldham 6th Form College | Oldham



Royal Elm Park | Reading

# OUR SERVICES

Our engineers have worked for some of the largest consulting engineering firms in the UK, with extensive expertise across a variety of industry sectors.

We focus on providing high value, strategic technical advice and provide world-class technical excellence and project delivery skills on a bespoke and personal scale. The environmental impact of our work is at the heart of our values.

## Building Services

To gain a better understanding of a building's behaviour against the natural elements such as the sun and the wind, we use complex building simulation modelling to predict the building energy use, and to influence concept design strategies. Our engineers assess the internal comfort conditions and the predicted energy demand of any building before we even consider designing the building services or putting a line on a drawing. This enables us to balance the positive contributions from natural resources, so that a building can have the lowest energy demand and operating cost throughout its whole life cycle. Our early attention to the preliminary building engineering services design enables us to provide critical information to project teams, such as builders' work information so that the building can be designed in an integrated way from the outset.

**Electrical Engineering | Mechanical Engineering | Refrigeration Engineering | Public Health | Internal & External Lighting Design | Life Safety Systems | Lifts & Escalators | Process Control Systems, BMS & Instrumentation | Building Physics & Economics | Security & Communications | IT Infrastructure | Utility Infrastructure & Management | Site Surveys | CAD | CFD Modelling | Low & Zero Carbon Building Design | Whole Life Cycle Assessments | Expert Witness**

## Fire Engineering

We offer innovative fire engineered solutions to achieve fire safety and statutory compliance. We proactively engage with the local Fire Safety and Building Control teams at the outset to secure early buy in from all stakeholders involved which means reduced risk and cost exposure.

**Fire Safety Engineering | Fire Fighting Access & Pressurised Escape Routes | Zone Modeling & Dynamic Simulation | Escape Time Analysis | Emergency Lighting Design | Fire Alarm Design | Enforcement Notice Management & Mitigation | Building Regulations & Technical Standards Compliance Work**

## Energy & Sustainability

We provide a range of energy and sustainability services ranging from BREEAM assessments, low carbon strategies, and energy auditing and renewable energy feasibility. Our approach is founded on the principles of saving energy and carbon and so our expertise in this area translates into everything that we do. For more than a decade, we have used our engineering skills to model the predicted energy consumption of buildings to help us design out, not in, building services. This not only reduces the energy required and the carbon footprint, but the capital, maintenance and operating costs of our client's businesses.

**Low Carbon Building Design | BREEAM Assessments | EPC's | SBEM Part L Calculations | Energy/ Sustainability Assessments | Renewable Energy Feasibility, Design & Implementation | Energy & Carbon Reduction/Conversion, Energy Management & Strategic Planning | Site Energy Audits**

## Masterplanning

We have earned an enviable reputation with our customers for successfully master planning and managing the utility infrastructure requirements for development sites. Our experience spans across every market sector, whether it be a mixed use urban scheme or a four hundred acre industrial development park.

We have a proven track record of being able to acquire, masterplan, negotiate and manage the delivery of utility services and diversions on time, on budget and with reduced risk.

**Utilities Infrastructure Load Profiling | Capacity Modeling | Master-Planning | Desktop Studies | Utility Enquiries, Searches, Diversions, Procurement & Management | Property Development And Pre-Acquisition Due Diligence | Street & Highway Lighting Design**

# OUR DESIGN & MANAGEMENT APPROACH

We adopt a collaborative approach working with the client, interested stakeholders and the building design teams to define a clear brief, which sets out the aims and objectives of the project and a programme and budget that is site specific and realistic. Our approach is to achieve the best balance of quality, cost, function, efficiency, maintainability and project delivery.

## Collaborative Approach



**Tate:**  
Creating Value,  
Minimising  
Project Risk

### 1 Strategic Design

Early and close collaboration with the design team allows an overall design strategy to be developed and refined to reflect the whole building design and to add value.

### 2 Design

We use design/coordination workshops to develop high quality design proposals for inclusion in the employer's requirements with collaborative input from designers, installers and maintainers.

### 3 Procurement

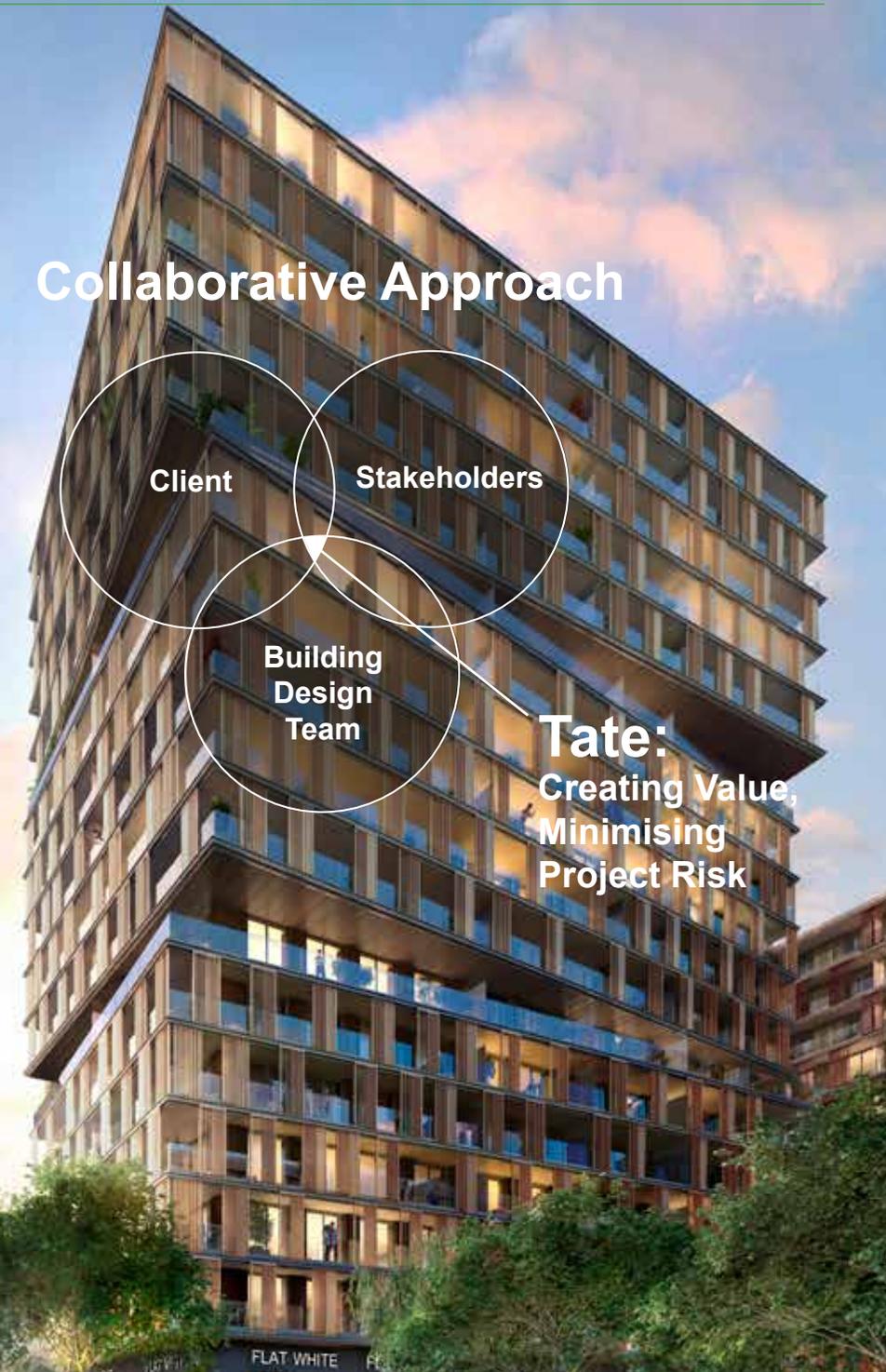
Once design decisions have been made, we then consider selecting plant & equipment and the contractor procurement process.

### 4 Construction

We take a hands-on approach to the supervision and overseeing of the works with regular attendance at technical meetings with contractors.

### 5 Handover & Close Out

We implement a 'zero-defects' policy and agree benchmark site installations and samples for quality to ensure the client gets the best possible project outcome.



# OUR EXPERIENCE



## Rolls Royce Technology & Logistics Centre | Bognor Regis

**Construction Value:** £15 million

323,000 sq ft technology and logistics centre

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical, Fire Engineering

**Completion:** 2015



## Asda, Fully Automated Distribution Centre | Warrington

**Construction Value:** £100 million

600,000 sq ft ambient distribution centre

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical, Fire Engineering

**Completion:** 2014



## B&M Stores, Distribution Centre | Liverpool

**Construction Value:** £20 million

500,000 sq ft new build distribution facility

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2014



### Asda Automated Home Shopping Distribution Centre | Dartford

**Construction Value:** £13 million

150,000 sq ft new build and fit out for automated HSC

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical, Fire, Sustainability Services

**Completion:** 2016



### Euro Car Parts, Automated Distribution Centre | Tamworth

**Construction Value:** £50 million

1 million sq ft fit-out for automated distribution centre

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical, Fire, Sprinkler, MHE design services

**Completion:** 2016



### Bericote Properties Ltd, Four Ashes I Wolverhampton

**Construction Value:** £30 million

500,000 sq ft new build and fit out for a car parts production facility

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical, Fire, Sprinkler design services

**Completion:** 2017

# OUR EXPERIENCE



## Moda Living, Quarry Hill | Leeds

**Construction Value:** £90 million

Residential / Mixed Use development of 500 residential apartments and associated retail space

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2021



## Moda Living, Angel Gardens | Manchester

**Construction Value:** £85 million

Residential / Mixed Use development of 466 residential apartments and associated retail space

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2020



### Ballymore Developments, Royal Wharf | London Docklands

**Construction Value:** £330 million

Residential / Mixed Use development for Phases 2B and 3, including over 1,900 apartments, townhouses and associated retail and amenity facilities.

**Contract type:** Full Duties Design & Construction

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2017 – 2020



### Titanic Quarter Limited, ARC Apartments | Belfast

**Construction Value:** £70 million

The Abercorn Residential Complex comprises 474 apartments with commercial and retail space

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2012



### Donegal Quay Ltd The Obel Tower | Belfast

**Construction Value:** £60 million

88m high residential development of 233 apartments

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2011

# OUR EXPERIENCE



## Adelaide Exchange | Belfast

**Construction Value:** £12 million

Commercial city centre development bounded by a mix of office, leisure, residential space and car parking

**Contract type:** Full Duties

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2010



## Citibank, Titanic Quarter | Belfast

**Construction Value:** £17.5 million

140,000 sq ft bespoke category B office fit-out

**Contract type:** Traditional Full Duties

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2010



### The Core | Aberdeen

**Construction Value:** £3 million

140,000 sq ft bespoke category B office fit-out

**Contract type:** Traditional Full Duties

**Consulting Services:** Mechanical, Electrical & Sustainability Services

**Completion:** 2010



### Public Records Office | Northern Ireland

**Construction Value:** £26.6 million

A new 100,000 sq ft bespoke building for the Public Records Office

**Contract type:** Traditional Full Duties

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2010



### Adobe Headquarters | Maidenhead

**Construction Value:** £5 million

50,000 sq ft LEED Platinum certified category B fit-out

**Contract type:** Traditional Full Duties

**Consulting Services:** Mechanical & Electrical and Sustainability Services

**Completion:** 2010

# OUR EXPERIENCE



## Oldham 6th Form College | Oldham

**Construction Value:** £1 million

Refurbishment of Art Department

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2015



## Swinton High School | Manchester

**Construction Value:** £2.2 million

Refurbishment and New Wing to the School

**Contract type:** Design and Build Contract

**Contract type:** Traditional Full Duties

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2015



### Wychall Primary School | Birmingham

**Construction Value:** £1.2 million

Construction of Nursery

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical Services

**Completion:** 2015



### Parliament Hill / William Ellis Schools | Camden

**Construction Value:** £18 million

The project comprises of a new kitchen & canteen building, sixth form block and teaching block, various building refurbishments and building extension

**Contract type:** Design & Build

**Consulting Services:** Mechanical & Electrical Engineering, Sustainability, Vertical Transportation

**Completion:** 2018



### Centre for Innovation and Enterprise, Begbroke Science Park | Oxford

**Construction Value:** £11.2 million

The project is an extension to the existing CIE building which doubles the accommodation over two floors

**Contract type:** Traditional Build Contract

**Consulting Services:** Mechanical & Electrical Engineering, Sustainability, Vertical Transportation

**Completion:** 2016

# OUR EXPERIENCE



## Royal Elm Park | Reading

**Construction Value:** £200 million

Development of convention centre, 250 bed hotel, 630 new homes and commercial and leisure facilities

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical Engineering, Vertical Transportation and Sustainability

**Completion:** 2018



## Princes Quay | Hull

**Construction Value:** £1million

Tenant Fit-out works

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical, Electrical Engineering

**Completion:** 2011



### Rushbond plc, Bretton Hall Estate | Wakefield

**Construction Value:** £10 million

Re-development and refurbishment for hospitality & conference venue

**Contract type:** Design and Build Contract

**Consulting Services:** Services: Infrastructure Masterplanning and Mechanical & Electrical Services

**Completion:** 2018



### Asda Superstore Pwllheli | Wales

**Construction Value:** £10 million

New build and fit out

**Contract type:** Design and Build Contract

**Consulting Services:** Mechanical & Electrical and Sustainability Services

**Completion:** 2009



### B&M Stores | Grimsby

**Construction Value:** £1 million

New build and fit out

**Contract type:** Design and Build Contract

**Consulting Services:** Fire Engineering Services

**Completion:** 2012



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