

# Hotels cost management

Adding real value, managing risk and ensuring cost certainty



**Our hotels team provided cost planning and full pre and post contract services on this 300 bed refurbishment and hotel rebrand.**

**Franklin + Andrews is one of the world's leading construction economists. With our core skill in quantity surveying we operate across all economic sectors, providing tailored business solutions at inception and throughout the whole life cycle of capital projects. We take great pride in delivering added value to our clients, by applying best practice and innovation.**

Changes in business and lifestyle have combined to promote significant developments within the hotel sector, with the emergence of a whole range of quality budget hotels and an increase in boutique hotels and rebranding at the upper end of the hotel market as hoteliers seek to refine and enhance their service offering.

Our experience covers the provision of construction cost management services to developers, financiers and operators of hotels covering new-build, fit-out, refurbishment and major mixed use regeneration schemes.

We offer a range of services including cost control, benchmarking against similar products, tailored procurement advice and risk and value management, which enable us to focus on helping clients achieve their business objectives.

## Our service

Our team of expert consultants has extensive experience on major hotel and mixed use schemes, providing a broad range of services from feasibility, site maximisation, through scheme development, procurement, construction and to final account.

The quality of our service relies upon our knowledge and understanding of the environment in which our hotel customers operate, and the drivers that shape and influence their businesses. We deliver a key contribution to:

- Business driven capital investment programmes
- Required asset performance at affordable cost and to schedule
- Optimal whole life costs
- Prioritisation of what the client wants in his building and, therefore, his target build budget
- Project cost management strategy and contract procurement

## Benefits of our service

- Accurately forecasting future construction trends and price movements
- As a leading publisher of construction cost data we have access to extensive information
- Data services ranging from capital investment decisions through to the whole life cycle of projects
- With our knowledge and data, not just focused on the initial capital outlay, we can help you pick the right specification of building to optimise your running performance



**Princes Dock is a new build development in the heart of Liverpool Waterfront which combines four residential blocks, retail and a 200 bed hotel.**



**Franklin + Andrews was commissioned to carry out cost planning duties for the refurbishment of this 319 bed five-star hotel.**

#### Contact us

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Franklin + Andrews is a member of the Mott MacDonald Group

#### Our track record

Franklin + Andrews have brought major benefits to their clients on numerous schemes, a selection of which are demonstrated below:

- On a 115 bed refurbishment project the critical objective was minimising down time for rooms and balancing capital costs versus revenue loss. We helped develop a rolling programme with the contractor which maximised efficiency and minimised loss of revenue.
- For a new build hotel we set up a sample room at a very early stage of the project and value managed the details of small elements even down to wardrobe handles and hinges. By sourcing globally we were able to achieve savings and still give the quality and environment our client was seeking.
- On a 200 plus bed hotel in a tower we advised our client on sustainability issues to achieve planning requirements and obtain the most economic solution for the owner/operator. This has meant researching combined heat and power plant, biomass boilers, photovoltaics, solar siphons and the like.

#### Our expertise

- With access to other Mott MacDonald Group specialists on site contamination and regeneration, we are able to identify solutions – not problems.
- We have an in-house Economic Research Unit which assists in predicting economic trends and construction price movements in a number of international building supply markets enabling 'smart procurement' at pre-construction stages achieving pre-inflationary prices.
- We work well within multidisciplinary teams contributing proactive cost management, not simply cost reporting. This has led to cost extras being included only when they add real scheme value.
- Our access to sustainability and capital and whole life cycle cost information enables us to advise on various initiatives for services installation proposals and to identify basic refurbishment benchmark costs and added value/benefit costs.

Franklin + Andrews' aim is to continually improve the service that we offer to our clients. We are committed to improvement through combining our extensive experience with our methods of working and best practice. We have, and are able to draw upon the wide resources and expertise available to us from within the Mott MacDonald Group to deliver an improved service, meeting the specific needs of our clients.

We have worked for the following hotel developers:

Bass Hotels & Resorts UK  
Hilton National  
Hyatt Regency  
Future Inns  
Jurys Doyle Group

Lead Asset Strategies  
Naval & Military Club  
Onslow Developments  
Six Continents

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