Open Innovation Hub and Offices

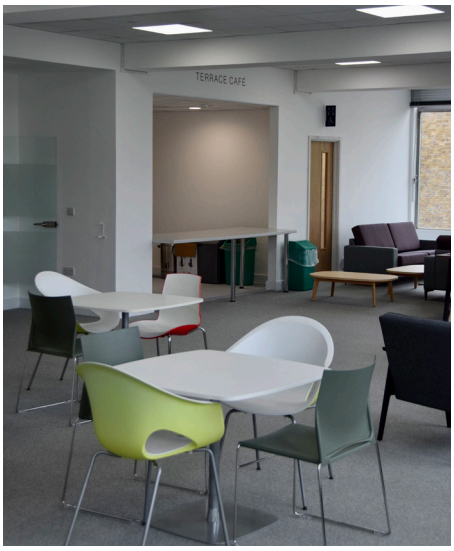
LOGAN CONSTRUCTION

Commercial / Refurbishment

Key Features:

- Multiple building office refurbishment
- Single stage design and build procurement
- Achieved BREEAM Excellent

With sustainability at the core of project team's ethos, we are delighted to have successfully delivered the BREEAM Excellent refurbishment of Buildings 16 and 17 for the BRE Group. Now complete, these buildings form a new Open Innovation Hub and office suite for local business, community groups and the BRE themselves. Owing to Building 16 recording the highest ever BREEAM rating at the time of construction in 1996, it was imperative our coordination of the design, management of procurement and delivery of construction on site represented the highest levels of sustainability.

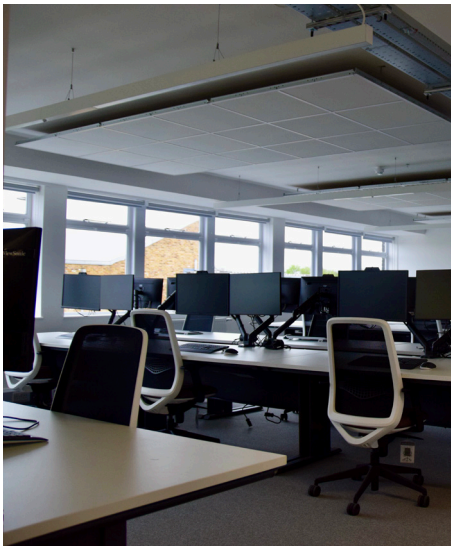


Building 16 and 17 - The Open Innovation Hub

Works to the ground and second floors of both buildings reconfigured existing office space for local businesses to lease. Now complete, the revitalised facility houses both open plan and cellular office space. Moreover, new entrance lobbies, kitchens and WCs were constructed.

Building 17 - BRE Offices

Refurbishment to levels two and three of this building has delivered a streamlined office configuration for the BRE Group. New workstations, informal collaboration spaces, quiet areas, networking zones and group working offices have been constructed at these levels.



Design and Build Contract

Appointed via a single-stage procurement route, we developed the design from RIBA Stage 3. Leading our consultant team, we worked with the client and end-users to develop a robust design that satisfied the brief, budget and sustainability outcomes.

Item specification was critical. Running uniformly across both buildings, to ensure a consistency of finish, the finalised specification targeted products with low embodied carbon - a key sustainability objective.

Client:	Building Research Establishment Ltd
Project Value:	£2,400,000
Programme Duration:	24 weeks
Architect:	Feilden Clegg Bradley Studios LLP
Quantity Surveyor:	Gardiner & Theobald LLP

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Achieving the Client Brief via Alternate Mechanical Proposals

After our appointment, our analysis of the mechanical package identified the Stage 3 design did not adequately satisfy the client's requirements for ventilation and drainage. Following our Feasibility Report and Stage 4 design proposals, the client instructed us to go forward with the revised approach we had developed. Amongst a series of key alternate solutions; this formed a centralised ventilation strategy straight into the plant room, ensuring installation was simplified and future maintenance operations streamlined.

Innovative Circular Solutions

Procurement risk was mitigated through our innovate re-use of existing components on site. Exemplifying this is our mitigation of the long lead-in procurement times for the doors. When supplier workshops with the original door manufacturer highlighted this risk, we proposed the re-use of doors to be stripped from other areas of our site to minimise the impact to our original programme. Owing to the sustainability outcomes driving this contract, the client appreciated and approved our re-use proposal.

BREEAM Excellent

Tasked with refurbishing one of the BRE Group's most iconic symbols of sustainable construction in the form of Building 16, we are delighted to confirm that the BREEAM Excellent standard has been achieved. Our BREEAM consultants, led by our in-house management, developed a solution which included the following key activities:

- A Resource Management Plan, bolstered by SmartWaste software.
- A Sustainable Procurement Plan, ensuring BREEAM A/A+ products.
- A Considerate Constructors Scheme strategy resulting in our highest ever audit score, 44/45 points. Our Community Engagement Plan included regular neighbourhood newsletters, a presentation to the local Nursery and a gift donation of construction toys to the children of the Nursery.

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