Office Refurbishment, Brighton

Commercial

Key Features:

- D&B refurbishment of offices over two floors
- Critical completion date for end-user occupation
- Delivered to SKA Gold standards

Recently, we completed this successful office refurbishment for this Government arm's length body. Through this design and build contract, we delivered a modern, productive and practical workplace over two floors (26,000 sqft), to support the centralisation of their team, hybrid working for their staff and the ambitious sustainability targets of the client.

Our development of the new space has resulted in the provision of open collaborative spaces, open plan offices, various size meeting rooms, meeting pods, a conference room, print rooms, IT support areas, wellbeing rooms, refreshment points and WC's.

Working to a Critical Completion Date

Critically, successful handover on the agreed practical completion date was crucial, owing to the client teams moving out of their current work location. As a result, robust management of the master programme was critical; with the procurement and design subprogrammes requiring particular focus.

Through our design team, we coordinated a robust design to achieve the full list of project outcomes required by the client. This included the timely development and submission of designs for noted long-lead procurement items. Early provision of our design proposals safeguarded client approval times, as well as the order date for the long manufacturing periods for the acoustic glazed screens and work pods through our trusted supply-chain.

Works within an Occupied Commercial Office Building

At all times, our works we were considerate of the occupied environment. Firstly, we championed robust engagement with the landlord through the design and construction stages to ensure approvals for our works. This included providing iterative submissions of our site methodology (including noise, dust and vibration mitigation), logistics proposals and traffic management plan.

Client:	Confidential Client
Project Value:	£3,400,000
Programme Duration:	16 weeks
Architect:	GDM Architects
Quantity Surveyor:	Faithful+Gould

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Furthermore, we promoted regular, detailed and positive communication with the occupied offices below and above our site areas. Responsibility was assigned to our full-time, directly employed, dedicated Site Liaison Officer to ensure communication was robust throughout the project.

Owing to the occupied building, we mitigated access/egress risk through our site logistics plan. To ensure a comprehensive plan, considerate of all risk, we developed this with input through local end-users in the design stage. This was then submitted to the landlord, prior to commencement, to ensure their satisfaction and approval.

Moreover, external risk factors included the surrounding residential areas and local road network. These were safeguard through our robust traffic management plan, which was regularly reviewed with the client, landlord and building end-users. Amongst early bookings with the landlord and FM Contractor, this included coordinating deliveries/collections at non-peak times. This safeguarded public safety and daily routine for users of the surrounding offices and public park, as well as nearby residents.

Coordinating Design, Procurement and Construction to SKA Gold

Our team coordinated this project to achieve the SKA Gold standard. This was a key target of the project brief, to align with the long-term sustainability targets of the client.

Amongst a host of actions implemented by our team, all of which were targeted to the project-specific SKA assessment, were the key outcomes of:

- CO2 Reduction: Execution of a design, methodology and travel plan with a clear reduction in CO2.
- Material Product Re-Use: Specifically for valid doors, glazed partitions and flooring.
- Waste: An SWMP with recycling championed.

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