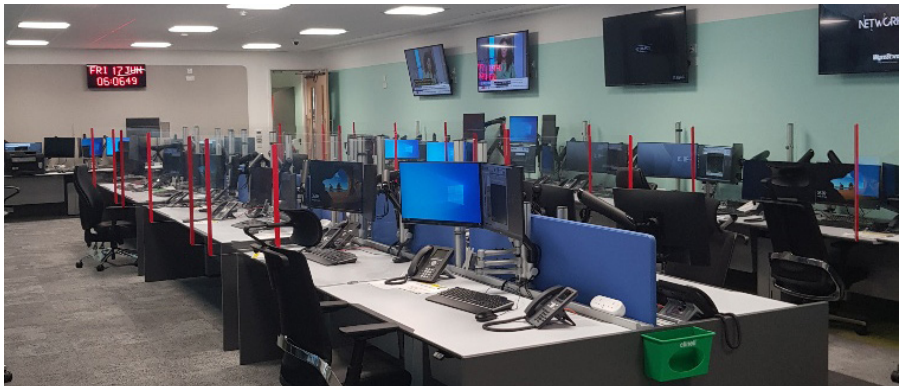
Bow Headquarters

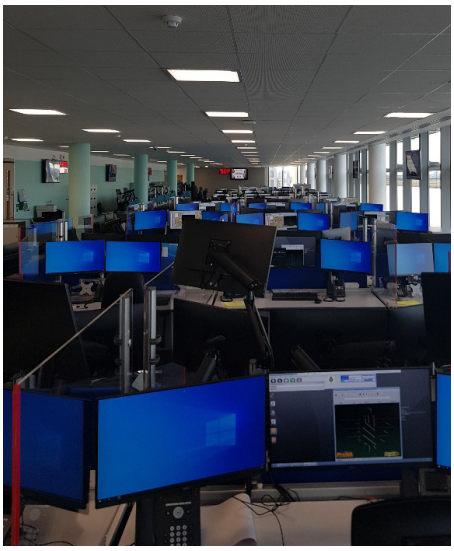
Healthcare / Commercial / Refurbishment

Key Features:

- Two-Stage procurement
- Refurbishment of two floors in occupied offices
- Critical safeguarding of the 999 / 112 emergency response service



Following our two-stage appointment, via a JCT PCSA, we delivered a CAT B fit-out to provide a new headquarters in Bow for a London Emergency Service Provider. Our works provided several offices, meeting rooms, quiet spaces, reflection rooms, mothering room, server room, intake room, tea points, recreation spaces, print area, storage room and phone booths. Externally, a new UPS, generator and fuel tank was established.



Accelerating the Programme via Two-Stage Appointment

As the Trust chose a two-stage procurement process, using a JCT PCSA, we were able to accelerate the master programme through the coordination of early enabling works on-site as the design developed.

Moreover, we used the PCSA period to achieve an early client sign-off for key materials known to be on long lead times. Critically, we were able to coordinate this early order placement for the steelwork plant deck, which safeguarded the critical path for associated works activities on-site through a secure procurement subprogramme.

Extensive MEP Works in an Emergency Response Services Area

MEP was a large portion of our scope of works. Our focus was the installation of two new UPS containers, alongside a generator and fuel tank, within the ground floor rear car park. Critically, this was to power the 999 / 112 emergency response service.

In addition to the new UPS establishment, we had to create a large server room on the first floor to power all incoming emergency calls. Therefore, it was imperative that this met with all the necessary service requirements, to completely mitigate against any possible power outages. Temperature control was also key within this server room. To this end, we installed three HVACR Units on a raised access floor to allow for the relevant air movement.

Client:	Emergency Service Provider (London)
Project Value:	£3,400,000
Programme Duration:	56 weeks
Architect:	HLM Architects
Quantity Surveyor:	Rider Levett Bucknall

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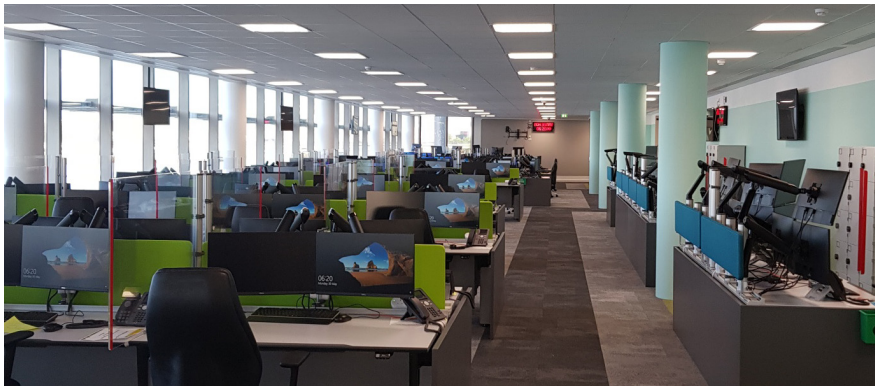
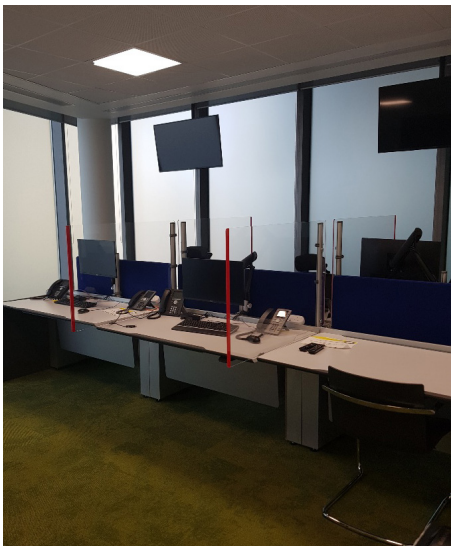


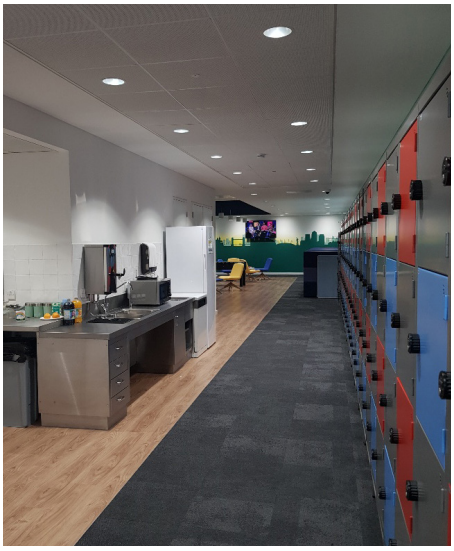
Dust mitigation through the fit-out of the new server room was critical, owing to the highly sensitive equipment being installed in this area. As a result, robust dust mitigations were implemented on-site, with vigilant monitoring systems in place to ensure arisings were inside agreed allowances.



Additionally, our MEP scope included new ventilation strategies through the installation of air handling units, ductwork, sound attenuation, grilles, louvres, balancing dampers and fire dampers. Furthermore, heating/cooling works comprised the installation of a new refrigerated based system.

Close Collaboration with Third Parties

Owing to the existing services infrastructure in the building, we closely collaborated with the Landlord's estate team to accommodate numerous third parties through our programmes of works. Our positive liaison with these parties was critical, as a result of the mechanical and electrical services running from the roof and basement via existing risers within the building's central core.



Testing and Commissioning with End Users

Due to the number of end users involved in the occupied office block, six-weeks were identified in our programme to implement a vigilant testing and commissioning process. One significant element was a complete services shutdown over a weekend, led by the Landlord. This demonstrated that the new UPS systems and generator achieved the project brief.

Safeguarding the Occupied Offices Block

Comprehensive safeguarding, segregation and security measures were in place to ensure the safety of end users in this occupied five-storey office block. Critically, our vigilant safe system of works ensured the safety of the adjacent Newham Council offices and Adult Social Services.

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