

Office Refurbishment

Horatio Properties (Guernsey) Limited

Project details

Services /

Cost Management
Employers Agent

Value /

£1m

Location /

Chandler's Ford, Eastleigh

Contract /

JCT Design and Build



Full refurbishment of self-contained office building. This involved the upgrade and modernisation of communal areas comprising core WC's, main entrance/reception and associated lift lobbies together with the end of lease dilapidations reinstatement of cellular officing/break out areas back to open plan office/floor plates. Works were undertaken to ground, 1st and 2nd floors totalling c.20,000 sq ft (6,490 sq ft per floor).



Key challenges/features

- / The building was refurbished to a high end 'Cat A' finish, including full strip out and replacement of WC's/washrooms, refurbishment of raised access floors, new floor and ceiling finishes, internal decorations, feature entrance doors and new doors to floor plates, mechanical and electrical service alterations, lighting, access control, CCTV, a replacement 'rotunda' main entrance door and associated external hard landscape enhancements.
- / Works were undertaken in a live operational office building with tenants in-situ to the top (3rd floor) which required careful planning/management to minimise disruption to staff, visitors and clients.
- / Continuous liaison with both the Landlord and Tenant's representatives to keep informed of progress and programmed works.
- / Disruptive works were undertaken outside of normal working hours.

Rekan scope

- / **Cost Management** / Overall financial management including consultant appointments, cost planning, cost reporting, value engineering, contractor procurement/commercial management.
- / **Employers Agent** / Carrying out control procedures/contract housekeeping, issuing instructions, coordinating and reviewing of contractor prepared information, managing and implementing change control procedures, validating and certifying payment, reviewing work progress and preparing client reports, managing resolution of defects.