

Description

- ◆ Plymouth City Council are expanding capital investment to their existing property portfolio with the acquisition of this 1989 office building in Crownhill
- ◆ Office facilities that are arranged across four levels, lower ground, upper ground, first floor and roof plant room
- ◆ The building will provide useable floor space for both council staff and respective tenants alike
- ◆ SDS were initially appointed to provide pre-acquisition advice. Subsequently a concept and then developed design were provided to the client to enable the procurement of a refurbishment contract
- ◆ Spaces include: Entrance Foyer/Reception Space, Catering Facilities/Kitchen, Office/Staff Areas, Fitness Suite, Multifunction/Training Room and Car Parking/Cycle Storage.



Involvement

- ◆ Modifications and improvements to the existing M&E systems
- ◆ SDS have provided informed guidance on the mechanical and electrical engineering systems including; primary services infrastructure (gas, water, power, telecoms); primary plant; ventilation ductwork and plant; heating and cooling provisions; pipework systems (heating, gas, hot and cold water); air distribution terminals their placement and an assessment of their effectiveness; secondary electrical distribution; final electrical outlet provisions; lighting; life safety systems (fire alarm, disabled alarm); lifts and security provisions
- ◆ SDS have made assessments of anticipated life expectancy of each system, its capacity and recommendations of essential works required
- ◆ Provided a pre-acquisition survey was followed by a feasibility stage, providing input into a combined design team report, submitted to the client for further consideration
- ◆ Pre-acquisition survey, concept and developed design along with participation in the production of the tender package



Benefits Delivered

- ◆ Provided recommendations of essential works required before occupation
- ◆ Provide local and approachable advice on the existing engineering services enabling the client to reduce their overall budget and mitigate commercial risk
- ◆ Co-ordination of the engineering services, with each other and with the building structure and fabric.



£6m refurbishment of office building for Plymouth City Council