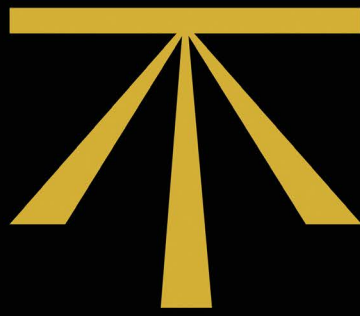




Datum Construction London

Case Study Office Refit, Tower 42, Old Broad Street

With amazing views across the City of London, the iconic Tower 42 was recognised as the tallest building in the United Kingdom upon its completion in 1980. Known more commonly as the NatWest Tower, the building held the status as the tallest building in the City of London for 30 years.

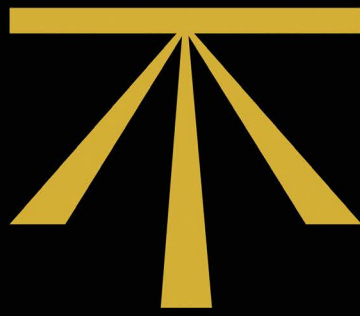
Datum Construction were delighted to carry out the refit of two office spaces comprising of three phases; a soft strip, full refit and the provision of a final furnishing package to complete the works.

Experience and Security

With a Tier 1 background and use of a JCT Design and Build Contract, Datum Construction provided the clients with a single point of responsibility for the project's design and construction. Knowledge that all relevant insurances were in place and that tenant warranties would be provided, gave additional security for the client.

Using the client's base design, Datum Construction offered cost neutral options based on the client's preference, or provided additional suggestions by sourcing a better quality product. After creating a sample viewing area on site, the suggested loose furniture package was then awarded as part of the overall fit out.





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Positive and Proactive Approach

Working hand in hand with the on-site building management company, the logistically challenging works were completed in just one week, with the lobby work being undertaken out of hours. Clear, daily communication meetings allowed the client to notify other tenants of works taking place as required.

In advance of the soft strip commencing, retained service engineers traced the services back to the internal risers to ensure that all live service feeds to fire alarms, sprinklers and ventilation services, along with services to all other tenant demises, would be maintained. The soft strip included an asbestos survey and full compliance with all daily security requirements was maintained. Glass partitions were broken down and all waste materials were taken from the premises via a back of house lift which was shared with other contractors. Waste removal from site was then on a wait and load basis in a small loading bay.

Quality

Phase two, the office fit out, included the fitting of new partitions, glass partitions and timber doors. High quality finishes and craftsmanship was assured with the provision of an experienced office fit-out specialist. A specialist MEP Engineer was also on-site to project manage and oversee all contractual and specification requirements for the mechanical, electrical and plumbing works.

Plasterboard and metal ceilings were installed to house a smart lighting system with feature lighting elements. Power and data cables were connected to floor boxes and the exiting vent system adjusted. Decorations including feature walls and tiling to the large lobby walls were completed along with a vinyl wrap finish to existing doors. New soft flooring, a reception desk and tea point was installed. Phase three was then completed with the positioning and installation of loose furniture items.

