



Client Name :
Nortel Ireland

Architect:
Access Building Design

Quantity Surveyor:
Wicksteeds Construction Ltd

Duration:
Sept 2006 - April 2007

Contract Value:
6.4m



Nortel Consolidation

Description

The works consisted of consolidating several spread out areas of administration areas into a more condensed area within an existing live premises. As all areas were occupied by staff, the project had to be carried out on a phased basis by completing new areas first and relocating staff, furniture and equipment into these areas before refurbishing the existing areas. The project consisted of a fully fitted out project, including reusing existing furniture and supplying new furniture where necessary. All areas were intensely serviced with new mechanical, electrical, sprinkler and ICT services.

Careful coordination with existing staff and the Design Team was key to providing this fast track project on time and within budget to a very satisfied client.

In addition to the services installation, the works also included:

- Structural studwork partition
- Ceiling finishes
- Floor finishes
- Roof repairs
- Demolition
- Strip out existing areas
- Blockwork
- Plastering
- Painting and decorating.

In order to achieve the programme, much of the works were carried out, outside of normal working hours. Careful planning and implementation of commissioning completed the project to everyone's satisfaction. The project consisted of seven phases carried out over six months.

Security was of the utmost importance. Each construction employee had to have a security clearance pass. This involved photo identification, which had to be displayed, at all times, during construction. JJR also provided full-time security on their site entrance, with a sign-in and sign-out procedure to allow for construction staff. This was also fed into Nortel's site drills, which all construction staff took part in and had to be accounted for.



JJ Rhatigan & Company Project Overview