

Toshiba Tec Europe Head Quarters, Campus 300, Spring Way, Hemel Hempstead, Hertfordshire.

Following an explosion at the Bunsfield Petrol Chemical Plant, Toshiba Tec headquarters nearby in Hemel Hempstead suffered substantial damage, mainly to the external glass curtain walling.

We undertook a detailed Structural Building Survey with additional consultants to assess damage to the building services and external curtain walling (Cladtech). The client's main requirement was to remain within the building during the repairs to minimise disturbance to their operations. On the ground floor, the technical repair department was located, so it was decided to relocate them to another building locally and free up a whole floor. Having an empty floor area, allowed the department's on floor areas above to be relocated, whilst their floors were being refurbished.

From the information gathered by the building survey and consultants employed to assess condition of services and external fabric, it was agreed to replace the glass curtain walling from ground floor level upwards, so it is water tight prior to internal repairs. We prepared the schedule of works and Project Managed the cash flow to the contractor via the insurance loss adjusters, agreed valuations and variations to the contract sum. A programme of works was agreed with the contractor to meet clients' expectations.

During the works on each floor, the raised flooring and suspended ceiling tiles were removed to allow access to the air conditioning service ducting so it could be tested and repaired. Power, data and telecom cabling would then be tested and replaced where necessary. The general procedure prior to a department's temporary move was to re-wire the telephone circuits over the weekend, so that by Monday morning each member of the department could be contacted by phone. An Office move company was employed to deal with the temporary furniture requirements for each department.

Weekend working was mainly restricted to external curtain walling repairs, air conditioning plant to the main roof and repair and decoration to the common parts to main reception.

Despite the difficulty of repairing an occupied building the works were undertaken to programme and within the 10% margin for final contract sum.

