



overbury
a passion for perfection



Fit out and refurbishment
specialist for central
government organisations

IN THE LAST 10 YEARS OVERBURY HAS DELIVERED OVER £630M OF PUBLIC SECTOR PROJECTS

Why choose Overbury for your refurbishment project?

Specialist Experience

Overbury is a refurbishment and fit out specialist, not just a general builder, and has a wealth of experience in carrying out fit out and refurbishment projects. In the past five years alone the company has completed nearly 2,000 projects.

Almost a quarter of the company's work since 2009 has been for public sector and non-profit clients across the UK. As a result, we are used to dealing with the challenges that crop up on projects of this nature and are able to head off the common mistakes that others make. We understand the complexities of the structure of your organisation and will transfer our knowledge of similar projects to benefit yours.

Budget and Financial Security

We are aware of how cost-sensitive Government projects can be and have a track record of delivering projects on budget, either directly with the client or in conjunction with a cost consultant. We are market-competitive and work to ensure projects are delivered as expected. There are no confusing or nasty surprises on completion.

Overbury has robust business management operating behind the scenes to underpin long-term security. The company is part of Morgan Sindall Group plc, a quoted construction group employing over 7,000 people with an annual revenue of over £2.2bn.

Office locations



Number of projects in public sector by value band 2007-2011



Selection of Government clients

- Arts Council England
- Audit Commission
- British Study Centre
- British Transport Police
- Central Office of Information
- Chesterfield Royal Hospital
- Child Exploitation & Online Protection Centre
- Communities & Local Government
- Crown Prosecution Service
- Department for Communities & Local Government
- Department for Culture, Media & Sport
- Department for Energy & Climate Change
- Department for Environment, Food & Rural Affairs
- Department for Works & Pensions
- Department of Immigration & Citizenship
- Directgov
- EMA (European Medicines Agency)
- Environment Agency
- Foreign & Commonwealth Office
- General Dental Council
- General Medical Council
- Health & Safety Executive
- HM Court Service
- Home Office
- Institute of Financial Services
- Intellectual Property Office
- International Maritime Organisation
- LOCOG
- London Underground
- Marine Accident Investigation Branch
- Metropolitan Police
- National Crime Squad
- National Offender Management Service
- NHS Education South Central
- NHS North West
- Nursing & Midwifery Council
- Olympic Delivery Authority
- Russell Commission
- Transport for London
- Tribunals Service
- UK MFTS
- University College London Hospitals
- West Yorkshire Police

Fact

**OVER 70% OF LEADING
TRADE CONTRACTORS
WOULD RATHER WORK
ON AN OVERBURY
PROJECT THAN ANOTHER
FIT OUT COMPANY'S**

(Source: Benchmark Research)

**OVERBURY'S DUN AND
BRADSTREET RATING: 4A1 –
THE HIGHEST COMPANY
RATING IN THE FIT OUT
MARKET**

**OVERBURY IS ACCREDITED TO:
QUALITY – ISO 9001:2008
ENVIRONMENT – ISO 14001
SAFETY – OHSAS 18001**

**THE COMPANY IS
REGISTERED TO:
EXOR
CONSTRUCTIONLINE
ACHILLES
SAFECONTRACTOR**

**AND WOULD BE DELIGHTED
TO JOIN YOUR PREFERRED
PRE-QUALIFICATION SCHEME**

No Disruptions

We know from past experience with Government clients that you may be scored and measured on the service you provide to your stakeholders. Our teams are flexible and used to working in occupation. We will work with you to make your experience with us as hassle-free as possible, ensuring you can continue to deliver a seamless service throughout the duration of the build programme.

Relationships

In our experience no two Government projects run the same and we don't believe in forcing yours into a rigid system just because it's the way we do things. Overbury has a team approach to finding the best solution that will suit your needs.

We have experience of working with our client's nominated project team. However, we would be equally happy to introduce you to the strong network of quality, like-minded consultants we have worked with in order to help shape the approach of your project.

Professionalism & Ethics

Overbury is Constructionline registered and Exor accredited specifically to facilitate Government work. In addition our own management systems for projects, safety and risk are as robust and secure as any you'll find and are all ISO and OHSAS compliant.

Sustainability is currently high on the political agenda and the public sector is being encouraged to lead by example. As a key service provider to this sector, Overbury chose to take a more ethical approach to its project delivery by looking at ways to reduce its environmental impact. We are the only construction company to have a Carbon Footprint Calculator developed by AMEE. This Calculator allows us to generate the carbon impact of any of our fit out and refurbishment projects. Overbury is also ISO14001 accredited.

The next few pages show some completed projects for central government departments and bodies.



**OVERBURY HAS WORKED
FOR MORE THAN 50
CENTRAL GOVERNMENT
DEPARTMENTS AND
ORGANISATIONS ON
INDIVIDUAL PROJECTS AND
UNDER FRAMEWORKS**

Location
Plough Place, London EC4

Contract Period
14 weeks

Architect
TP Bennett

Quantity Surveyor
Gardiner & Theobald

Project Manager
Gardiner & Theobald

M&E Consultant
Mott MacDonald Group

NESTA (The National Endowment for Science, Technology and the Arts)

Description of Works

The National Endowment for Science, Technology and the Arts commissioned Overbury to strip out and refurbish their new premises according to the architect's innovative and non-corporate design. The new reception consisted of casual meeting areas and informal touchdown points, more formal large meeting rooms and round meeting pods.



Location
Vauxhall Bridge Road,
London SW1

Contract Period
15 weeks

Project Manager
Gardiner & Theobald

CEOP (Child Exploitation Online Protection Centre)

Description of Works

Two existing floors were refurbished to accommodate the newly-formed CEOP Centre, providing the following:

- New offices and meeting rooms
- Video conference installations
- New public reception
- Media and conference centre
- Multi-media internet and gaming facilities
- Online profiling database facilities with bespoke comms room



**SIX UK OFFICES,
500 FULL TIME STAFF
DELIVERING PROJECTS
NATIONWIDE**

Location
Rose Court, 2 Southwark Bridge,
London SE1

Contract Period
11 weeks

Project Manager
Drivers Jonas

Architect
Diverse Interior Architects

Quantity Surveyor
Drivers Jonas

M&E Consultant
Cundall

CDM Co-ordinator
Confluence PCM

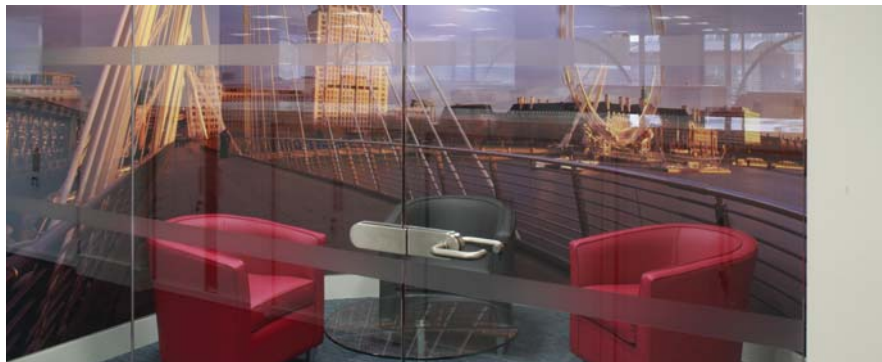
Health & Safety Executive

Description of Works

The project consisted of the fit out and refurbishment of the first floor south wing and the ground floor north and south wings of Rose Court for the HSE.

Works included the stripping out of all existing accommodation, new suspended ceilings, lighting and partitioning. Mechanical services and sprinklers were altered to suit the new layouts and alterations to small power and data.

Other key features of the project were new entrance doors, feature manifestation, floor coverings and decoration.



Location
3 Leeds City Office Park,
Holbeck, Leeds

Contract Period
9 weeks

Project Manager
Turner & Townsend

Architect
Pringle Brandon

Quantity Surveyor
Turner & Townsend

M&E Consultant
Hulley & Kirkwood

Audit Commission

Description of Works

The third and fourth floors were upgraded to relocate an existing department. The fit out included a new bespoke reception, glazed offices and meeting areas with feature walls, printing and reprographic areas, open work space areas, two kitchens and a games room.

- New air conditioning system
- Replastering of all external walls
- New ceilings
- Full decorations and carpeting



Location
Victoria Street,
London SW1

Contract Period
8 weeks

Architect
King Sturge LLP

Quantity Surveyor
King Sturge LLP

Project Manager
King Sturge LLP

M&E Consultant
Hoare Lea & Partners

The Labour Party

Description of Works

The project involved the creation of a new ground floor media centre and media reception areas with the capacity to hold live TV press conferences catering for 150 personnel. In addition the first floor was refurbished to provide meeting rooms, vending areas, comms room and open plan offices for use of MPs, Party personnel and the press office. The project was completed in eight weeks including a two week design period.

- Acoustic full height partitions and doors
- Sound booths and theatrical lighting
- Joinery to tea points
- New glazed entrance screens and doors
- New suspended ceilings and modifications to existing ceilings
- New pre-action sprinkler system
- Air conditioning
- Decorations and finishes



OVERBURY HAS
COMPLETED OVER 650
PROJECTS IN THE PUBLIC
SECTOR IN THE LAST
10 YEARS!

Location
Canary Wharf, London E14

Contract Period
8 weeks

Architect
Lewis & Hickey Architects

Quantity Surveyor
Lend Lease

Project Manager
Lend Lease

Department for Culture, Media and Sport

Description of Works

This was a fast track project that included a new reception and executive area and involved decanting staff whilst works were in progress.

- Glazed screens and partitions
- Audio-visual installation
- M&E modifications
- Joinery
- Sprinklers
- Furniture installation
- New flooring
- Folding screens



Location
Fleet Street, London EC4

Contract Period
6 weeks

Architect
Drivers Jonas

Quantity Surveyor
Drivers Jonas

Project Manager
Drivers Jonas

M&E Consultant
Corona

Planning Supervisor
Drivers Jonas

Home Office

Description of Works
Overbury completed the Cat B fit out of levels three and four for the Immigration and Nationality Directorate of the Home Office in Fleet Street.

- Glazed offices
- New comms room
- M&E modifications
- New furniture



82% OF OVERBURY'S
PUBLIC SECTOR PROJECTS
ARE UNDER £1M

Location
King Charles Street,
London SW1

Contract Period
15 weeks

Architect
Forme Partnership

Quantity Surveyor
Ridge LLP

M&E Consultant
WWP Consultants

Foreign & Commonwealth Office

Description of Works

The creation of a new Consular Crisis Centre sited within the previous location of post rooms.

The project comprised significant mechanical and electrical modifications together with an element of structural alterations. The project also included a significant level audio visual equipment.

The project was completed within an occupied building under a strict security regime.



‘ALMOST A QUARTER OF ALL OVERBURY PROJECTS ARE FOR CLIENTS IN THE PUBLIC SECTOR...’

Location
Sylvester Road, Hackney,
London E8

Contract Period
34 weeks

Architect
Radiate Design

Quantity Surveyor
John Rowan & Partners

Project Manager
Bovis Lend Lease

M&E Consultant
Spencer Mayes Associates

Department for Work & Pensions

Description of Works

Alterations and refurbishment were carried out to create a new working environment for the Benefits Distribution Centre. The works took place whilst the client was in occupation.

- New air conditioning system
- New suspended ceilings
- Carpeting and decoration
- Supply and installation of furniture



THIS PROJECT IS AN EXAMPLE FROM A FRAMEWORK THAT LASTED 5 YEARS AND DELIVERED 44 PROJECTS, RANGING IN VALUE FROM £40K TO OVER £3M. MORE THAN £40M OF PROJECTS WERE DELIVERED AND OVERBURY WAS AWARDED DWP REGIONAL CONTRACTOR OF THE YEAR.



Location
Field House, 15 Bream's Buildings,
London EC4

Contract Period
28 weeks

Project Manager
EC Harris

Quantity Surveyor
EC Harris

M&E Consultant
EC Harris

CDM Co-ordinator
EC Harris

Tribunals Service

Description of Works

This project was the first joint venture between Overbury and Morgan Sindall's construction arm. Morgan Sindall carried out a £1.2m construction project to repair severe fire damage to the building and install a new roof. The interior fit out involved creating new chambers for senior high court judges as well as courtrooms, three secure holding areas, a high security delivery dock, administration offices, meeting rooms and receptions. Overbury also supplied and installed all the furniture.

There were many unique aspects to this project which at its peak had more than 230 people working on site. A key challenge was the requirement to deliver fully working High Courts on the fifth floor before Christmas, four weeks ahead of programme. To achieve this, Overbury brought the project forward and completed the remaining six floors on time after Christmas. This acceleration saved the Tribunals Service almost £1m on the lease of their temporary accommodation.



Location
Nobel House, Smith Square,
London SW1

Contract Period
105 weeks

Architect
Atkins

Quantity Surveyor
Davis Langdon

Project Manager
Appleyards Consulting

M&E Consultant
Atkins

Planning Supervisor
Atkins

Defra (Department for Environment, Food & Rural Affairs)

Description of Works

Overbury carried out the phased refurbishment of all nine floors at Nobel House whilst Defra was in full occupation. The works were carried out in eight phases involving the systematic relocation of departments. Noisy or disruptive works were undertaken at agreed periods, and a helpline set up for Defra staff to report any inconvenience. Communication meetings were held each month between Overbury and the Nobel User Group, which included the heads of department from each floor.

- Enabling works
- Formation of open plan and cellular offices
- Catering and service centres
- Conference and meeting rooms
- Comms room
- Roof terrace dining space
- New M&E services
- Toilet refurbishment
- Atrium link bridge and bridge roof
- Façade cleaning



Location
4 Albert Embankment,
London SE1

Contract Period
74 weeks

PM/QS/Planning Supervisor
Turner & Townsend

Architect
MCM Architecture

Quantity Surveyor
Turner & Townsend

Services Engineer
John Packer Associates

Structural Engineer
Faber Maunsell

Overbury Consultant Team
ttsp
Troup Bywaters & Anders

IMO (International Maritime Organization)

Description of Works

Overbury was appointed by the DfT to carry the extensive refurbishment of 4 Albert Embankment under a design and build contract. This eight storey building covering over 200,000 sq ft was opened in 1983 and serves as a conference centre and headquarters for the International Maritime Organization.

Offices are located on floors one to eight and conference facilities are located on ground, first and second floors. A restaurant serving IMO delegates is located on the fourth floor.

Refurbishment works were carried out to the basement, ground and all other floors, in addition to plant rooms and external roof areas.

The works included:

- Delegate areas and committee rooms
- Auditorium refurbishment
- Installation of new ceilings in some areas and cleaning of those retained
- New AV presentation systems
- Reception area
- M&E alterations
- Extension to fourth floor restaurant, catering supply and kitchen area
- Replacement of roof coverings



‘ MORE CLIENTS HAVE TRUSTED OVERBURY TO CARRY OUT THEIR FIT OUT OR REFURBISHMENT THAN ANY OTHER CONTRACTOR. YOU CAN RELY ON US TO CARRY OUT WORK IN YOUR OFFICES, INCLUDING OCCUPIED SPACE, ON TIME, TO BUDGET AND SNAG-FREE. ’

