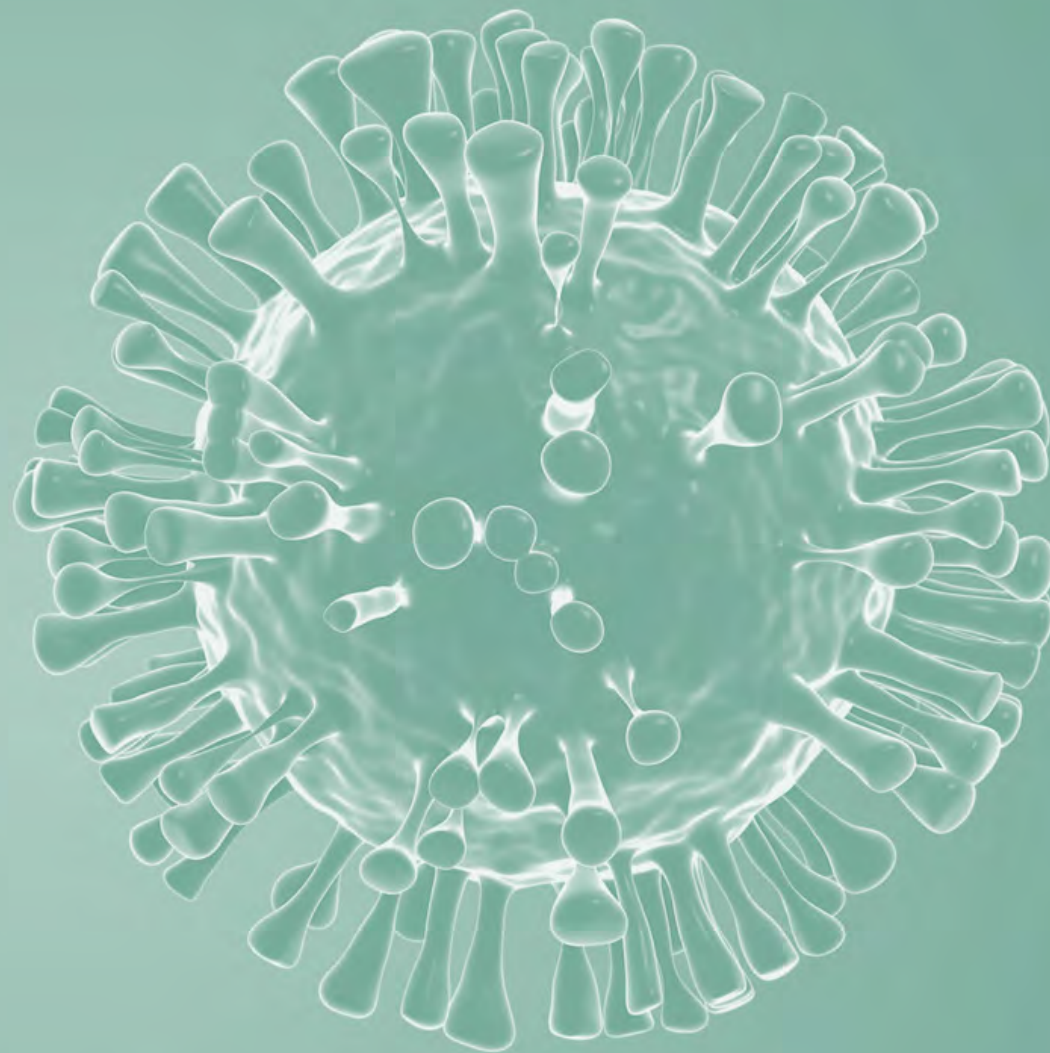


# Overbury

The fit out and refurbishment specialists



# About us

We are proud to work for some of the world-class institutions developing cutting-edge experimental treatments with the aim of revolutionising the way people are treated for diseases like cancer and diabetes.

Our team's meticulous approach and extensive experience is key to managing the critical commissioning processes required to deliver complex, highly serviced laboratories.

Fast track refurbishment and fit out in occupied buildings is the backbone of our business. Our substantial portfolio of experience allows us to reduce risk for all and be confident in our ability to deliver a project to the desired outcome.



# Local service, National reach

We have experience of delivering laboratories for both commercial and education research institutions across the UK, with facilities including:

- Clean rooms
- Fume cupboards
- Medical gases
- Temperature control
- Air tightness
- Pressure regimes
- HEPA filters
- DOP testing

Our aim is to work with you, not just to understand your project's intricate details but the reasons behind the project, its goals, targets and what constitutes a successful project for you. This knowledge is shared with all of our subcontractors to ensure they understand the bigger picture and the importance of their work within the whole.



# Advanced Therapy Centre

Guy's Tower, Great Maze Pond, London SE1 9RT

- ✓ Medical Gases
- ✓ Temperature
- ✓ Control Air
- ✓ Pressure Regimes
- ✓ HEPA filters
- ✓ DOP Testing
- ✓ Installation of Liquid Nitrogen

Having secured £30m in funding from both public and private sector organisations, King's College London is establishing a world-class Advanced Therapy Centre at Guy's and St Thomas' NHS Foundation Trust.

The Centre will develop cutting-edge experimental treatments with the aim of revolutionising the way patients are treated for diseases like cancer and diabetes, globally. Bringing together world-leading academics and clinicians, drug manufacturing capability and experimental medicine research facilities, the Advanced Therapy Centre will be developed by KCL in partnership with the National Institute for Health Research (NIHR).

Following successful completion of the enabling contract by Overbury, we were entrusted to deliver the new fit-out of the Advanced Therapy Centre on Level 10 of Guys Tower. The fit-out will deliver new collaborative (pre-

clinical) laboratory and office spaces, including new toilets, lift lobbies and breakout areas.

As this was an occupied hospital, adjacent to the Shard we had to safely navigate some extremely difficult logistics routes, via a loading bay, occupied basement areas and up a good lifts or stairs to Level 10. This meant that deliveries and waste management was carefully planned and controlled and limited to certain times. The project was required to achieve PC by a certain date in order to secure the funding. Despite over 100 change control instructions, and a substantial amount of re-design, Overbury delivered the project within the original timescales.

In line with the client's sustainability objectives, this project is on track to achieve Ska Gold.



Client	King's College London
Value	£5.25m
Contract Period	43 weeks
Architect	BMJ Architects
QS	Essentia Trading Ltd
M&E	Silcock Dawson & Partners

# Biomechanical Laboratories

Roberts Building, Torrington Place, London WC1E

✓ ISO Grade 6 Clean Rooms

✓ ISO Grade 7 Change

✓ Rooms Medical Gases

✓ Temperature

✓ Control Air

✓ Tightness Pressure

An essential part of Overbury's Perfect Delivery process is agreeing a client cornerstone. This is a requirement that our client gives us to make sure the project we are delivering for them meets their exact needs. For the Robert's Building refurbishment for University College London the condition was unequivocal: "the science must work".

This project was not simply a refurbishment but the construction of laboratories which had strict requirements to create optimal environments for conducting experiments. Each lab was designed to meet the needs of the exacting experiments performed in them, so the end results are as accurate as they can be.

Intricate service installations were necessary to supply the lab equipment; from the 32 fume cupboards that

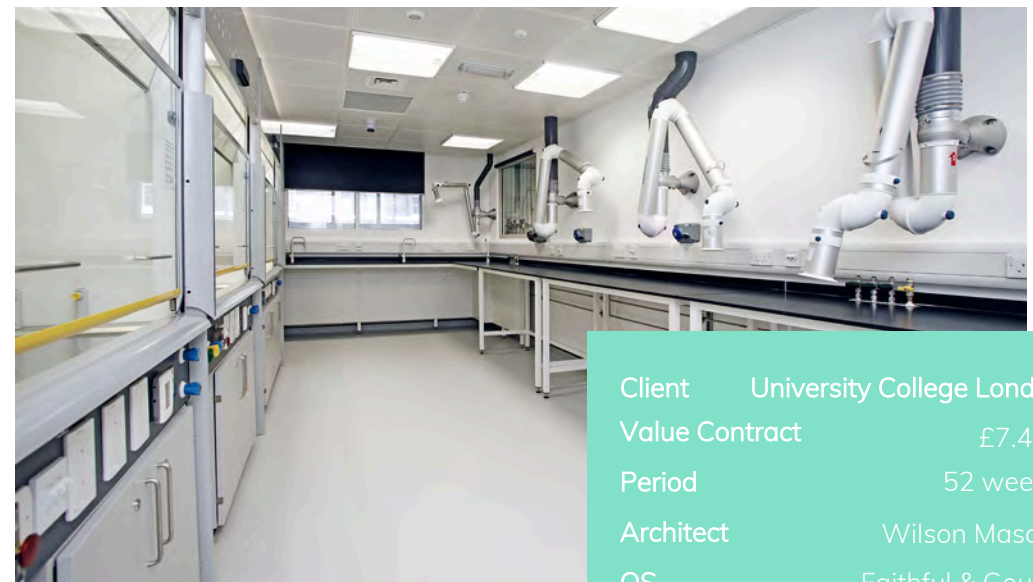
remove the vapours of the hazardous gasses used in the experiments to a Faraday cage to shield equipment from electric fields. The medical gasses that supplied the fume cupboards required stainless steel pipe to maintain the required purity level.

The central London location and layout of the building provided unique logistical challenges which included lifting an 8.5 tonne air handling unit onto the roof.

Works were conducted while the building was in occupation, meaning academics continued to conduct sensitive research as we created their new work environment around them. Our team nurtured good working relationships with the academic staff to ensure construction was carried out without disruption or disturbance.

Our works were conducted next to areas such as the molecular beam epitaxy unit, an ultra-high vacuum facility, so dust emissions were strictly controlled and it was imperative that the power supply remained uninterrupted.

The project distilled everything Overbury excel at into a single project; precise logistics in busy locations, sensitive working arrangements in occupied environments, productive working relationships with stakeholders, maintaining live services to critical areas, providing innovative solutions to the challenges of unique projects, and ultimately, delivering exactly what our client wants.



Client	University College London
Value Contract	£7.4m
Period	52 weeks
Architect	Wilson Mason
QS	Faithful & Gould
M&E	Meit Associates

# Biological & Chemical Science

Joseph Priestly Building, Mile End Road, London E1

- ✓ Pressure Regimes
- ✓ Air Tightness
- ✓ Temperature

- ✓ Liquid Gases
- ✓ Nitrogen, Argon, Helium,

- ✓ Chemical
- ✓ Drainage HEPA filters

Overbury were appointed to refurbish lab space for Queen Mary University of London, as part of a rolling programme to update their facilities and attract future students. The laboratories in the Joseph Priestly building, home to the School of Biological and Chemical Science, underwent a complete refurbishment.

The fit out included new suspended ceilings, flooring, BMS, fire suppression and alarm system, as well as 40 new fume cupboards. During the project we also extended the existing LV sub-station to accommodate the installation of a new UKPN generator along with an additional LV panel.

In order to get the works completed for the start of the academic year, 7-day working was implemented. Strict logistics plans were in place with the lab staff to coordinate shut downs, as the rest of the building was a live environment with the power and services shared throughout.

The use of specialist equipment required high level design coordination and regular design meetings.



Client Queen Mary University of London

Contract	£3m
Period	15 weeks
Architects	BMJ Architects
QS	RL3
M&E	Arup



Client King's College London  
Value £3.9m

Chemistry laboratories, in occupation, temporary M&E services to power laser lab during works, medical gases, temperature control, air tightness, pressure regimes

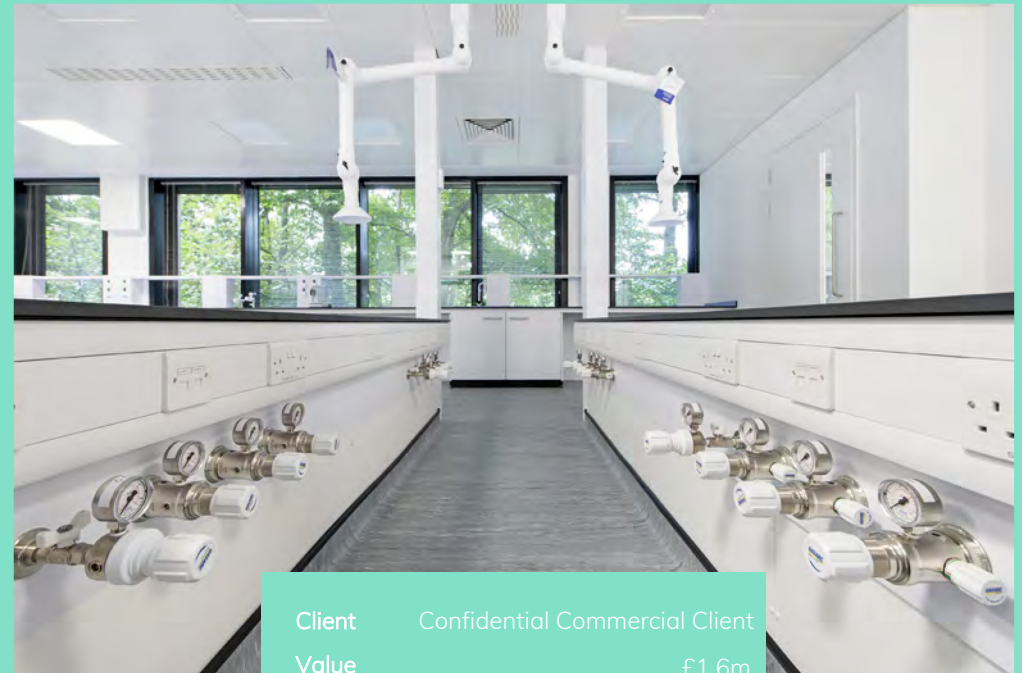




Client Birkbeck, University of London

Value £560K

Electron microscope lab, new power supply & cooling systems, significant structural & infrastructure works to reinforce the slab to take the weight of the new microscope



Client Confidential Commercial Client

Value £1.6m

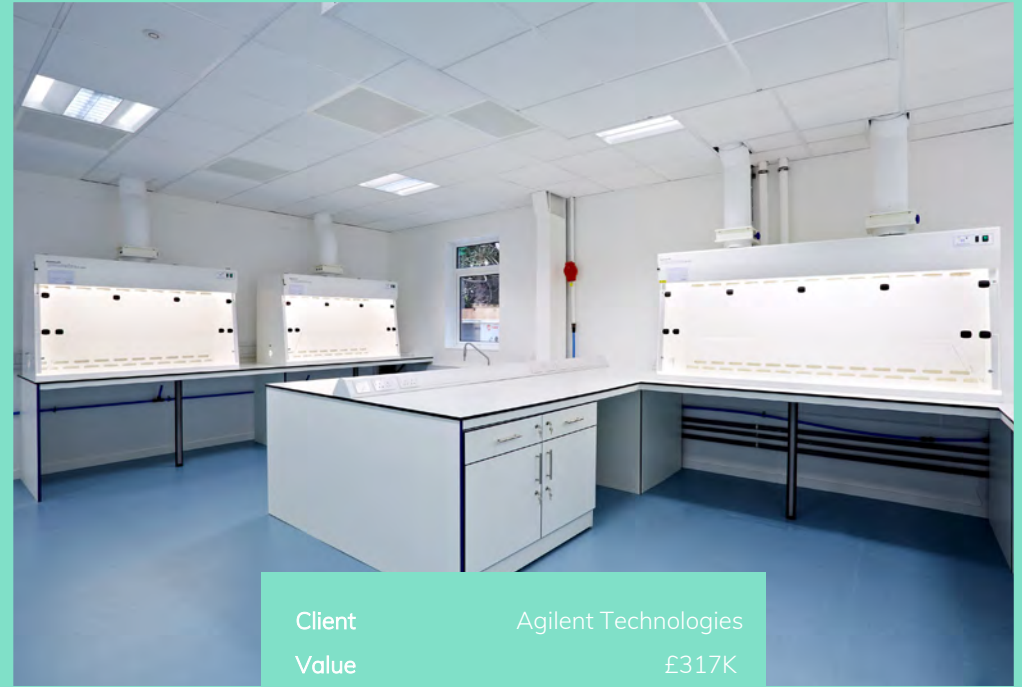
Research & development labs, major M&E modifications, creating of a sensory area for product testing, significant value engineering exercises to reduce price





Client University College London  
Value £1.8m

Facility for professors and research teams, two open plan labs with cold rooms, tight programme and works took place in an old building



Client Agilent Technologies  
Value £317K

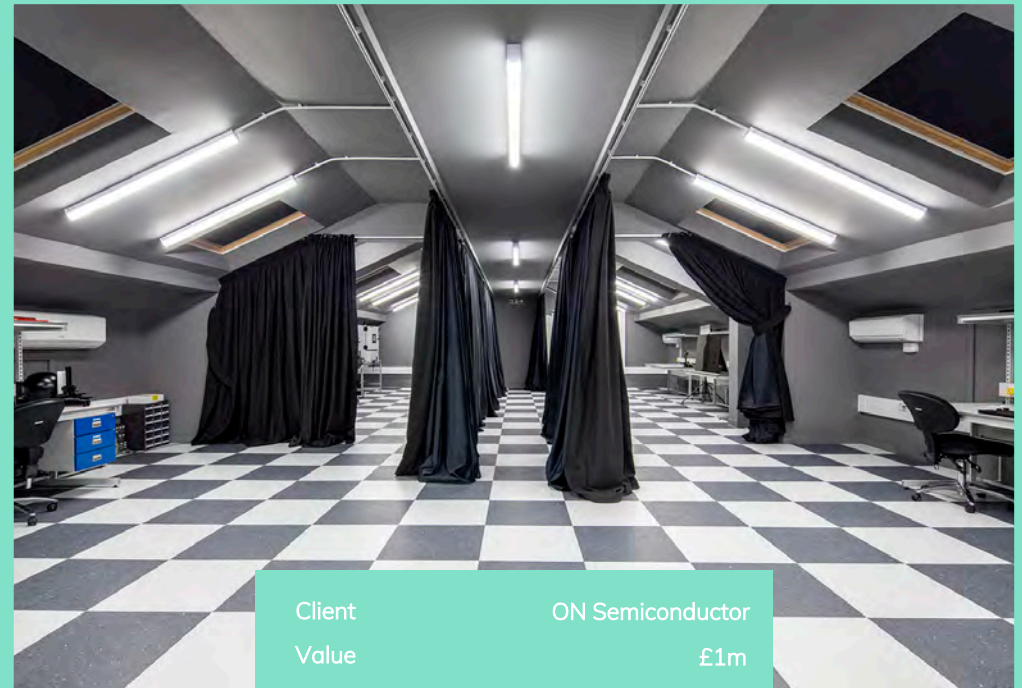
Bespoke laboratory furniture, 14 new fume cupboards with associated extract systems, power, data, water & compressed air systems, specialist flooring





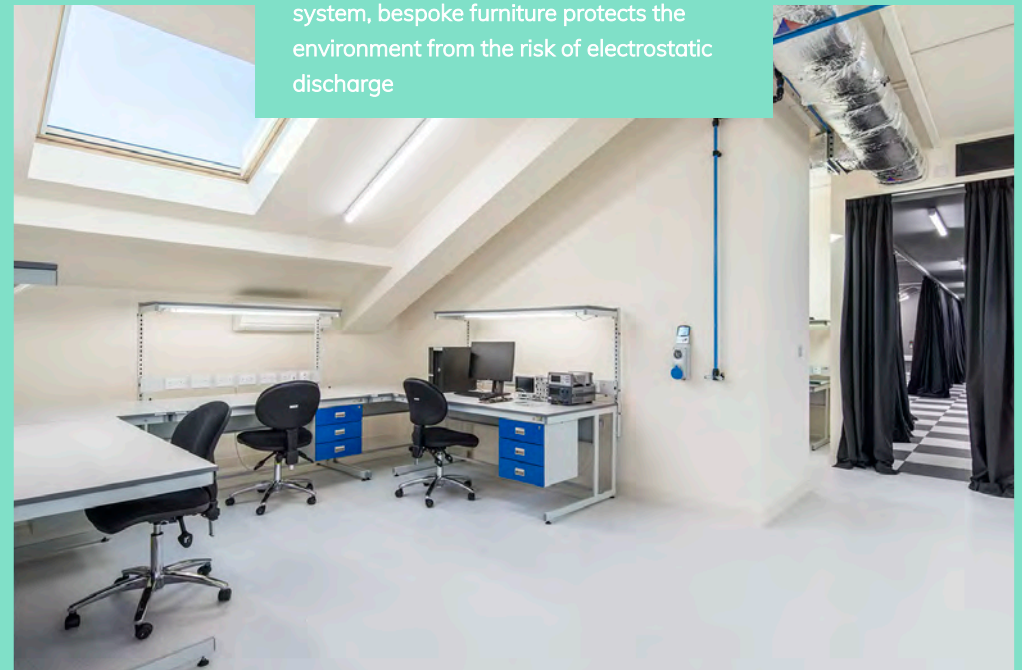
Client King's College London  
Value £1.8m

Imaging rooms with multi photon microscopes, fully occupied laboratory, mechanical design established a pressure differential to ensure negative pressure between the new rooms, existing laboratory space, and the outside.



Client ON Semiconductor  
Value £1m

Specialist laboratory, light sensitive area, electrostatic dissipative conductive floor system, bespoke furniture protects the environment from the risk of electrostatic discharge



# Business as usual

97% of our projects are completed in occupation

We are flexible and will work with you and your key stakeholders to ensure the safe delivery of your projects whilst maintaining business as usual.

Communication is key. We understand that your programmes are built around deadlines, like exams and open days. This is why we identify key dates to either suspend or carry out works after hours, minimising disruption to your staff.





# Safety first

We understand that your primary concern is the safety of your staff.

Our approach to running safe sites starts with pre-start workshops for staff, subcontractor supervisors and operatives. These outline our objectives, each person's responsibilities, and how we monitor, measure and communicate performance.

Regular consultation and engagement with site staff helps us promote the highest standards of health and safety. We are open to suggestions and innovations, and promote knowledge sharing between our team members and subcontractors.

# Our suppliers

We consistently pay people on time, provide training, are non-adversarial and celebrate success together.

We continually seek to improve relationships with our suppliers through performance feedback, subcontractor scoring, and 'lessons learnt' sessions on completion of a project. Subcontractors are scored on health and safety, environmental, quality, financial, design, site attitude and O&Ms. Our incentive scheme allows subcontractors to achieve the status of 'preferred contractors', which means we do not hold any retention. This promotes higher levels of achievement, encourages trust, and through efficiencies, provides better value for clients.



# Contact Us



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