

Nine Lanyon Place Office Refurbishment

Making Lanyon pride of Place for NICS

£1.2m

/ Project value

30 weeks

/ Project duration

April 2019

/ Project completed

Our £1.2m refurbishment of Nine Lanyon Place has helped to provide the Northern Ireland Civil Service (NICS) with the transitional space needed for workforce consolidation in a prime location within Belfast city centre. In support of “one of the largest office transactions in Northern Ireland”, our programme of works included building, electrical and mechanical upgrades of prominent office space covering 150,000 sq ft across six floors. Completed in two phases, over 30 weeks, the project has realised “significant cost savings” for one of Northern Ireland’s largest employers.

The brief

The Department of Finance (DoF) Construction and Procurement Delivery (CPD) required GRAHAM to undertake a comprehensive refurbishment programme at Nine Lanyon Place to facilitate the significant rehousing of NICS staff previously based in a range of buildings throughout Belfast. As principal contractor, we advised on project milestones and supply chain planning for specialist works.



“This was an exemplary project in terms of planning, management and delivery. We established a close collaborative relationship with the client throughout the phased delivery, and the final product is testament to this.”

Gareth Smyth
GRAHAM Operations Director

“GRAHAM successfully completed the fit out of Nine Lanyon Place to a high standard to meet the phased completion dates. The GRAHAM team were able to react quickly to facilitate client changes and maintained good communication at all stages of the project.”

Department of Finance client representative

The challenges

Efficiency was key to meeting the phased deadlines that were established, and agreed, before project commencement. Given the tight programme, we implemented a two-phased approach, consisting of nine weeks for Phase 1 and 21 weeks for Phase 2. Close collaboration between our team and the DoF also meant that we were able to seamlessly accommodate changes via Compensation Events without negatively impacting upon the original works programme.

The solution

Nine Lanyon Place was the first Grade A office space to be constructed in Belfast following the historic signing of the Good Friday Agreement in 1998. This symbolism, coupled with the significance of NICS's modern workforce consolidation, make this prestigious project stand out within the GRAHAM portfolio. Works included internal modification and demolition to create new meeting rooms and to establish open plan office space, M&E works, including extensive rewiring, and the installation of copper backbone for data terminations throughout the building. Door access and security system upgrades were additional features of the brief. If an unforeseen circumstance occurred, we immediately issued an Early Warning Notice to ensure efficient resolution. In addition, on receipt of CEs or revised design drawings, we scheduled their completion outside of normal working hours to maintain the original handover date. Furthermore, trades were programmed for alternative floors and coordinated for different weeks to avoid any potential disruption.

Outputs & Benefits

- / **Project certainty:** The project was completed on time and budget
- / **Project significance:** The refurbishment of one of Belfast's most prominent office buildings helped to provide the Northern Ireland Civil Service (NICS) with the transitional space needed for workforce consolidation
- / **Advanced digital connectivity:** We installed copper backbone for data terminations throughout the building to enable advanced digital connectivity including high-speed internet, plug and play, and smart monitoring
- / **Coordination:** All trades and specialist supply chain partners were coordinated and scheduled alternatively to avoid potential disruption



For more information on how we're delivering lasting impact:

+44 (0) 845 6006 300

fminfo@graham.co.uk

graham.co.uk

GRAHAM