

A modern kitchen interior with white cabinetry, a central island with a white countertop, and a sink with a chrome faucet. The image is overlaid with a dark blue tint.

PHOENIX CONSTRUCTION SERVICES LTD

LEADERS IN COLLABORATIVE CONSTRUCTION AND FIT-OUT DELIVERY

INTERIOR SOLUTIONS

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Company Overview



Phoenix Construction Services Ltd (PCSL) specialises in a wide variety of the construction, refurbishment, renovation and fitting out of commercial offices, and warehouses. We are able to undertake both cat A and cat B refurbishment works on behalf of landlords.

We are a service led business with high ethical and professional standards and with a core of highly professional specialist delivery teams supported by the very best administrative, financial and accounting systems. The business works with clients and supply chain

partners who value collaborative engagement and shares its values of operating ethically and with integrity.

PCSL brings together a combination of C- Suite consultants, suppliers, including mechanical services design, to collaborate and work collectively. Our overall experience is then used to the benefit occupiers and clients. The business is environmentally aware, and an advocate for innovative, lean and sustainable solutions. PCSL minimises its carbon footprint by operating without a

“fixed” head of office base, instead providing excellent office and meeting facilities on each of its sites and ‘home office’ facilities for its support staff.

Our aim is to be recognised as the leader in ‘collaborative construction delivery’ working with like-minded clients in achieving successful outcomes and by exceeding their expectations becoming their ‘obvious partner of choice’. This route to market allows PCSL to select the “best in class” and uses the most appropriate series of collaborators for project delivery and client satisfaction.

Accreditations

Phoenix Construction Services have accreditations and approval for Safe Contractor, RoSPA member, CHAS accredited and a member of Constructionline.

With the wealth of experience within the business, the key task members will apply the unprecedented experience from the outset to conclusion and post project.



Services Provided

- Workplace consultancy
- Office design
- Commercial office fit out
- Detail and build
- Traditionally procured
- CAT A works
- Furniture

There are six core values which all team members should adhere to in their business communications.



Let Conscience be your guide

Act with integrity and treat others with respect

Act Ethically

Consider the wider ranging implications of your decisions upon society and the environment

Maximise Profits

But not at the expense of long term business relationships

Repeat Business

Go the extra mile; nurture and develop client relationships, understand their needs and exceed their expectations.

Provide Solutions

Contribute positively in all business transactions

Learn and Improve

Improving our service by learning from our mistakes

Chargepoint Theale, Reading



ChargePoint (CP) brings electric vehicle (EV) charging to more people and places than ever before with the world's largest and most open EV charging network. They design, build, and support all of the technology that powers this network, from charging station hardware to energy management software to a mobile app. Their work transforms transportation and energy use by helping more people choose to drive electric.

Following the opening of their European hub in Amsterdam, CP were very keen to continue their expansion by opening a UK HQ office. Phoenix Construction were appointed to work alongside Colliers International, acting as Employer's representative to design, construction, furniture supply and programme management and to execute CP's objectives. The office space had been sourced and located, with test fits undertaken to determine



that the space would suit the needs of the business, day one and going forward.

Working closely with their US located team, as well as some of their European representatives to ensure that corporate standards, in terms of branding, colour, workspace standards. In addition to the office space, CP required a fully operating, state of the art electrical test laboratory, linked to charging



stations located directly outside. The facility required a significant upgrade incoming power supplies to accommodate the requirements.

The project was completed on time, and within budget. PCSL are delighted to deliver this exemplar project.

Client: ChargePoint
Size: 8,500 sq. ft.

Uncle Buck LLP Riverbridge House, Dartford



Uncle Buck Finance LLP's key business is financial management. Having occupied a series of "huts" in Biggin Hill, the business had outgrown the facilities. It was also very evident that recruitment and staff retention, allied with the desire to expand were strong motivating factors to consider a relocation to modern premises.

Having been appointed after several submissions from other design and construction firms, the objective was to produce an environment that reflected the business objectives, and to have an office that would assist in the attraction and retention of staff, creating a first-class setting. With a young dynamic staff, the creation of a "front of house" space designed in a modern, contemporary, cafe bistro style was a priority. The adoption of this type of design would allow operators to relax away from their desks. Private offices for executives

were created, but the majority of the office space was designed to be open plan.

The scope of works included a new break out and a large tea point, creating meeting rooms, supplying new office desking, seating and meeting room furniture.

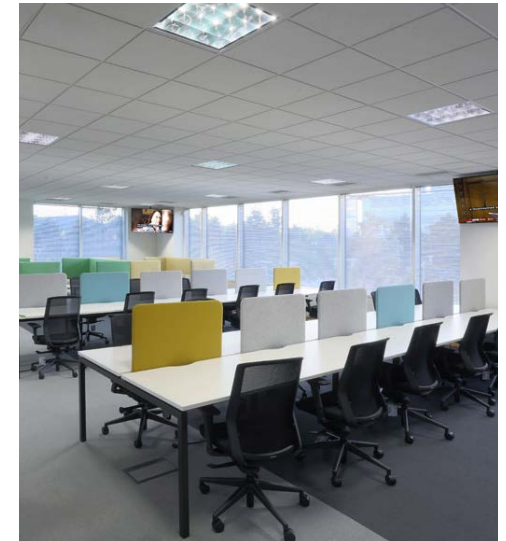
The project, after a considerably lengthy precontract period took six weeks to complete.

Post project, the client reports that acceptance of offers for full time occupation has increased, allied with staff productivity.

Client: Uncle Buck Finance LLP
Contract Period: 7 Weeks
Employers Agent: Stace LLP
Value: £350K
Size: 7,500 sq. ft.



Uncle Buck LLP Riverbridge House, Dartford



DCK Concessions Group Warehouse Conversion, Billericay

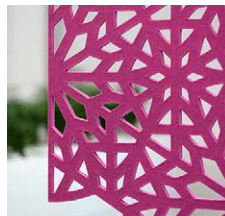
DCK commissioned Phoenix Construction to undertake the conversion of a warehouse previously used for document and equipment storage. The brief was to transform the accommodation into offices to be used as expansion space for the business. Importantly the desire to achieve a new environment not only concentrated on the creation of new workspaces, but also to ensure that the new space benefitted from new up to date lighting, heating/cooling and meeting the statutory regulations (Part L) related to the use of a warehouse space. As with all high ceiling spaces, the laws of physics would be challenged with how to maintain a constant ambient temperature, wrestling with the typical seasonal fluctuations outside. Stringent calculations were determined by M&E consultants to provide a robust solution.

Also, part of the brief was the need to counter the high ceiling and acoustics with sound

absorption panels strategically located at the end of every workstation isle. Given the hard-unforgiving floor of the previously used warehouse, it was determined that the best method of providing data and electrics was through a series of conduits mounted high within the ceiling perimeter throughout the space. This meant that critical dimensions required for desk positions and primary circulation was not compromised.

Given also the location of the facility, and lack of amenities, an exciting breakout space was also designed using vibrant hues that reflect the corporate trademark and branding, allied, providing various settings in terms of seating for staff, Phoenix Construction has created a wonderful open environment that sets new boundaries for occupation by the staff.

Size: 5,500 sq. ft.



CUA Insurance Field House, Harlow



Phoenix Construction was invited by insurers CUA to participate in a three-way design bid for the fit out works and were subsequently duly appointed undertake the construction of new offices located in Field House, Harlow.

The company were coming to the end of their existing lease of offices occupied in Epping. It was acknowledged their current offices did not reflect standards required for their operation. Indeed, with the move to Harlow from "tired" offices, it was also widely accepted staff would benefit from a contemporary, clean, open plan environment, allied with excellent breakout facilities.



The lead team of CUA invested time in visiting previous projects of Phoenix to obtain benchmarks and ideas as how the offices could look. We also undertook extensive showroom visits of furniture manufacturers to individually select desking, seating, and loose furniture.

Our design team worked closely with the CUA project team to select the appropriate colourways in line with their corporate identity. This idea was carried through the furniture selected.

Size: 7,500 sq. ft.



Elizabeth House Holburn, London

Full Cat A refurbishment of five floors, and an extension of two floors to the existing office building making a total of 7 storeys. New foundations and frame were erected behind a retained façade. Also undertaken was strip out and major demolitions, including roof, front and back walls and existing staircase took place all during the phase 1. The 2nd phase, included the formation of new walls and passenger lifts, and relocation of the stairwells.

Project circa 60 weeks in execution.

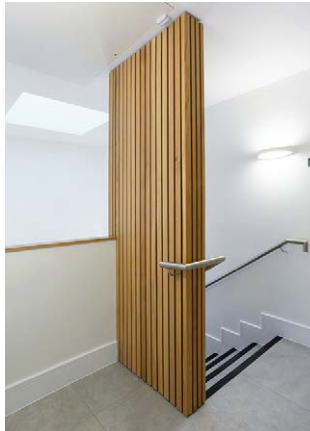
Principle challenges:

- Undertaking complicated construction in a highly restricted site directly off of High Holborn.
- 5 party wall awards each occupied with lawyers one being the country's leading PW Barrister.

Client: Courtenay Developments

Size: 22,000 sq.ft.

Value: Circa £3 Million



Get Living East Village, Stratford



Get Living is the UK's leading large-scale residential investor, an established operator in the UK's Build to Rent sector, operating more than 2,000 homes in London. They are currently best known for East Village, the former London 2012 Athletes' Village.

The neighbourhood includes amazing artisan cafes and handy shops, as well as other facilities including a world-class school and state of the art medical centre.

Phoenix Construction was commissioned, as part of an upgrade, to replace the window and doors of the retail units in order to provide better facilities for retailers and customers.



The phasing of the individual units to replace meant very a stringent programme, allied with intrinsic coordination with the project architect and the Get Living project team. Given the potential loss of income to the retailers for late delivery, Phoenix Construction endeavoured to manage each unit as a "back to back" programme, allied with often prevailing weather conditions, additional works unaccounted for such as re-levelling of external paving.

Project Managers & QS: Arcadis

Contract Period: 16 Weeks

Value: £1.2 Million

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