

+ Symantec European HQ

Dublin, Ireland



The What

By taking an innovative approach we successfully repositioned an existing manufacturing facility into a modern new campus providing flexible workspace and facilities to accommodate Symantec's operational growth in Dublin for their expanding European Headquarters.

Overview

Osborne + Co as developer of a new Business Park providing refurbishment and alterations of buildings and new build to suit buildings at, Blanchardstown, Dublin provided the opportunity for a new campus for Symantec Limited.

The new campus provided additional workspace and facilities to accommodate Symantec's operational growth in Dublin for their expanding European Headquarters.

The site

The property and land was situated at the former 3-Com campus conveniently situated on the existing Ballycoolin Business Park. The main existing floor plate of the building was rectangular in plan with a high ceiling.



Scope of works

Osborne +Co provided an innovative refurbishment of the existing manufacturing facilities into new workspace environment to suit the forward thinking needs of Symantec including:

- Demolition and strip-out of various existing partition walls, suspended ceilings and of existing services (partial). Including existing north and south link structures
- Works to the building envelope to enhance the existing elevation treatments to be consistent with office use, and introduced glazing
- Introduction of roof lights and forming new internal "garden atria".
- Construction of a new entrance pavilion with linkway.
- A new car park to accommodate Phase 1 office use with necessary surface water drainage and lighting.
- Complete overhaul existing building services plant and installations with modifications and enhancement to existing building services to suit new use
- Construction of new Lab and Server Rooms.
- Installation of supporting Electrical systems to support client equipment.
- Installation of structured cabling , connection and testing.
- Installation of power distribution systems.
- Upgrade of CCTV security system
- Fire Alarm installation modifications
- Enhancement of sprinkler systems
- Enhancement of security systems to meet the requirements of the design of the office space.
- Construction of internal partitions with associated building services installation.
- Modifications to suspended ceilings where necessary to accommodate the new design. New ceiling features to high ceiling consistent with new design concepts.
- Reconfiguration of canteen and kitchen facilities
- Decorative finishes to the constructed meeting rooms, enclosed offices and a general office area.
- Workplace furniture installation and new "loose furniture" supply and installation system connection.
- New reception area in entrance pavilion.
- Installation of Backup Generator.
- Testing and Commissioning.



Key milestones

Nov/ Dec 2004	Planning Submission
Mar 2005	Planning Approval
Dec 2004	Formalise Consultant appointments
End Jan 2005	Early Works start on site
Early March 2005	Main Start on Site
Feb 2005	Workplace mock ups
Mar 2005	Main Building watertight
April/ May 2005	External car park complete
30 June 2005	Practical Completion



Other information

Headquartered in California, USA, Symantec has facilities in more than 40 countries, 12 of which include Research and Development functions.

With innovative technology solutions and services, Symantec helps individuals and enterprises protect and manage their digital assets. Symantec provides a wide range of solutions including enterprise and consumer security, data management, application and infrastructure management, security management, storage and service management, response and managed security services.

The company has been awarded various accolades not least being added to Forbes Magazine's list of 'The best managed companies in the US', Fortune magazine's 'Most admired computer software companies list' and '100 best companies to work for'.

The Dublin project required the redevelopment of existing industrial buildings to create a relevant contemporary working environment with aesthetics that would stand the test of time. "Symantec has a set of global standards that effect all aspects of global design, building, colour and furniture specified. O+Co's aim was to embrace Symantec's corporate standards whilst at the same time achieving local compliance

The project recognised how people work and will work, the impact of technology on space, how an existing structure can be used for practical as well as social purposes. Symantec as a project showed how a modern company can be an initiator of regeneration as well as change within their own organisation.

As the existing building had large wall to wall dimensions, a key consideration was for the introduction of natural light into the space. Success was achieved via the introduction of numerous rooflights creating and forming new internal "garden atria" through the workspace.

Osborne + Co were invited by Symantec to work with them as they identified the need for the refurbishment and upgrade of existing facilities to accommodate business growth and provide flexible open plan workspace accommodation with a minimum ten year life span.

Symantec Ltd entered into a Development Agreement with Osborne + Co to undertake the design, procurement and redevelopment to create new office workspace accommodation.

The key business groups involved in Symantec Employer Requirements were identified as follows:

Business Group	Space Utilisation
Localisation and Transition	Laboratory focused space allocation with open plan office workspace and meeting room provision
Anti Spam	Open plan office layout with retreat rooms
SOC/NOCC	Focused space allocation with open plan office workspace and meeting room provision
Security Response Centre	Open plan office workspace with retreat rooms and meeting rooms
Customer Technical Response	Open plan office workspace with retreat rooms and meeting rooms
Sales and Online Marketing	Open plan office layout with retreat rooms

Symantec's Employers Requirements were fully developed by O+Co and signed off with all parties to form agreed Design Documents which represented Symantec's business needs.

The building demise underwent extensive refurbishment to provide modern open plan workspace accommodation with meeting rooms, consultation and retreat rooms along with restaurant and kitchen facilities and operational support space. Dedicated space was also be created for the inclusion of IT infrastructure and Environmental Services infrastructure.

The external envelope of the premises and main entrance will underwent re-cladding to increase the existing glazed to solid cladding ratio and a Car Park was be created to the North of the premises along with all associated road works and external landscaping.

Critical Analysis

The critical issues were identified at an stage in relation to the project that could impact on the overall programme completion and success. In particular the high Technology needs an critical reliance of the Symantec business operations were prioritised and, via a risk management process , all issues were successfully addressed to allow overall Practical Completion of the project in a defect free form, with all necessary elements being fully commissioned and operational to the requirements and expectations of Symantec.

