

+ AGR / VWR Scientific

Dublin, Ireland

**The what**

Osborne+Co, as the developer, agreed to design and construct the new facility for AGB to occupy as tenant.

Overview

Osborne+Co were the developer of land and buildings to form the new Orion Business Campus at Ballycoolin Business Park, Blanchardstown, Dublin. The warehouse will incorporate a hazardous materials store. As part of the overall campus, a new build-to-suit and leased facility were developed for AGB/VWR to provide a new office with associated testing laboratories and a warehouse building. We delivered a fully-fitted turnkey solution to the tenant.

AGB Scientific Ltd, Ireland's largest supplier of laboratory instrumentation, equipment, consumables and expertise, initially collaborated with us to be tenants of the new facilities. Acquired by VWR International in April 2005, the project provided additional workspace and facilities to accommodate AGB's operational growth in Dublin for their expanding business and integration with VWR products and services.

The project comprises approximately 35,000 sq ft of new office and associated labs linked by a walkway to a new warehouse circa 45,000 sq ft with associated external works, loading dock and surface car parking. The warehouse will incorporate a hazardous materials store and fit-out of the office building.



The site

The property and land is a green field site and part of the new Orion Campus, situated on land to the north of the former 3-Com campus north of the existing Ballycoolin Business Park.

Scope of works

The outline scope of works consisted of:

- Reduced level dig and form new foundations and footings
- Erection of steel structures with cladding, curtain walling and associated dock levellers, roller shutter doors, external doors and windows
- Concrete ground floor slabs with first-floor concrete slabs in the office area
- External Buildings for Utilities and Enclosed link walkway between the office and warehouse buildings
- Internal Hazardous Materials Store within the warehouse
- Pallet Racking in warehouse
- Testing laboratories on the Ground Floor of Offices with work benching and fit out
- Fully fitted double height reception, with small museum area on First Floor
- Fully fitted offices and meeting rooms with furniture in the first and part ground floor
- Raised access floor to First Floor only
- Building Services Plant Area on
- Roof of Office Building
- Lift to serve the 2-storey office building
- Full Mechanical, Electrical and Plumbing installations to the warehouse and Offices
- New incoming Utilities
- New car park and loading bay and associated landscaping to accommodate Phase 1 office use with necessary surface water drainage and lighting
- CCTV security system
- Fire Alarm installation
- Canteen and reheat kitchen/pantry facility
- Workplace furniture installation and new "loose furniture" supply and installation system connection
- Testing and Commissioning

Key milestones

July 2005	Planning submission
October 2005	Planning approval
August 2005	Formalise consultant appointments
October 2005	Site set up/early works start on site
November 2005	Commence steelwork
March 2006	Warehouse envelope watertight
April 2006	Office building envelope watertight
June 2006	Lift installation start
March 2006	External buildings (utilities) available
April 2006	External works (warehouse) complete
Early April 2006	Warehouse available
April 2006	Warehouse practical completion
September 2006	Office practical completion

Parties involved

The Project Team is made up of the Developer & Project Director (Osborne+Co); the Tenant (AGB); the Design team (which comprises of various consultants) and the Contractor with trade sub-contractors. In addition, there were a variety of AGB suppliers who were responsible for the supply and installation of specialist equipment, under the management of the Osborne+Co team.