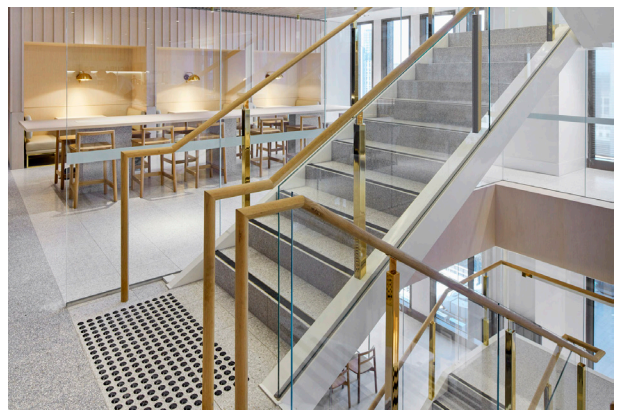


Clayton Utz

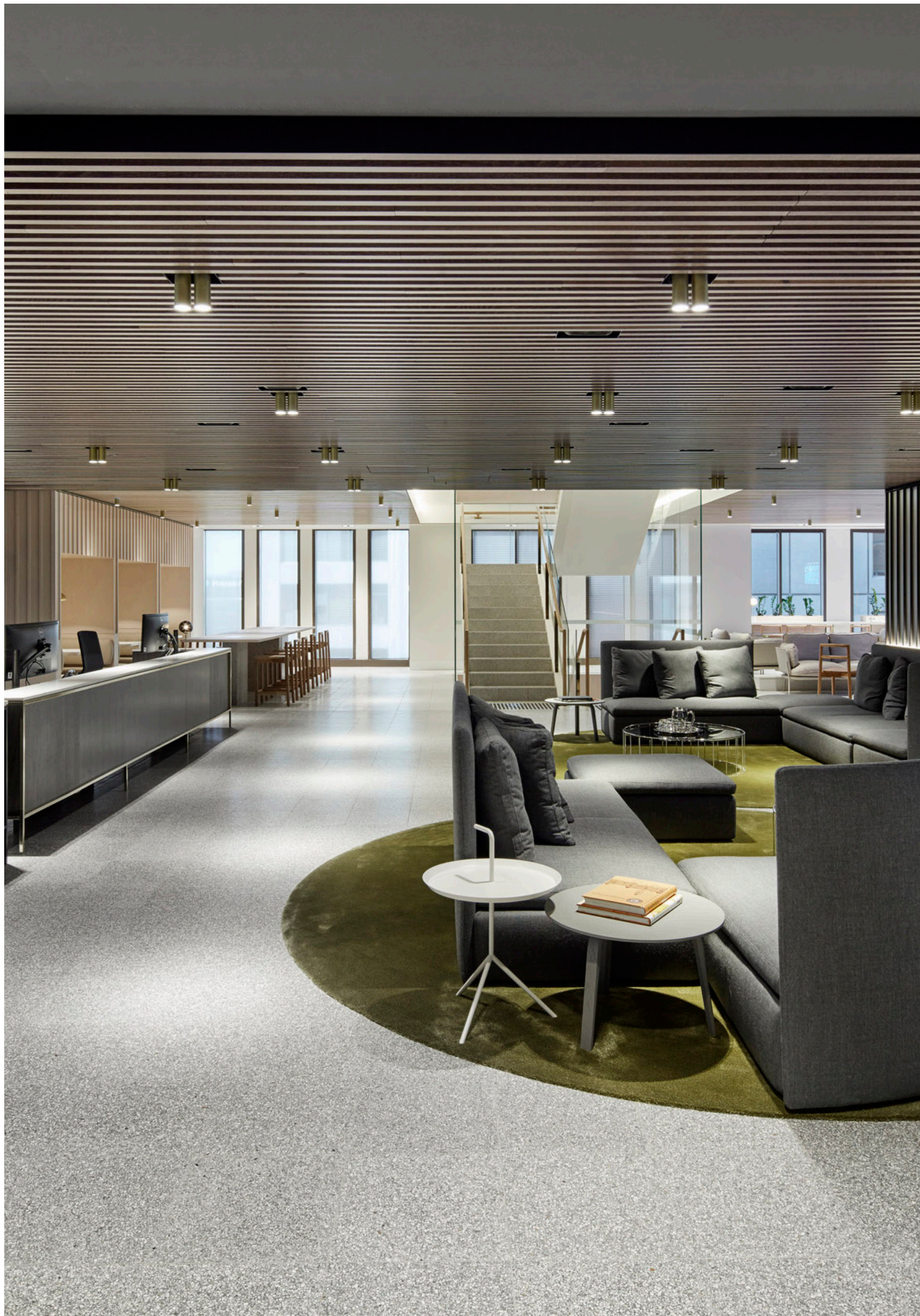
Design intent meets optimised programme and procurement through collaboration

Clayton Utz's progressive approach to their 333 Collins Street fit-out challenges the traditional floor plan of office silos synonymous with the legal and finance sectors, and embraces collaborative and flexible working. Spanning levels 17, 18 and 19, Hassell's design sees the pairing of open-plan workplace with premium client spaces to produce a sustainable, collaborative and innovative office environment.

Engaged under a Construction Management contract, Buildcorp worked in close partnership with Hassell during the 8 week pre-construction phase to bring the project in \$1.7m under budget. Early participation in the design period allowed us to provide advice on additional consultants required, and suggest alternatives to long-lead time procurement items which impacted the client's tight programme.



Client	Architect
Clayton Utz	Hassell
Project Manager	Cost
N/A	\$13m
Project Size	Time
6,957m ²	38 weeks
Contract Type	Completion Date
Construction Management	February 2017



CASE STUDY - CLAYTON UTZ

Programme, procurement and prototypes

Due to leasing restrictions on the client's temporary accommodation, Buildcorp produced a fast-tracked methodology to ensure Clayton Utz could move-in on their important target date. To alleviate time pressure, we provided alternative options to workstations, partition systems, tiling and joinery.

- ▼ Workstations: By suggesting a locally sourced, cost efficient workstation, we saved the client \$500,000 whilst still achieving the functionality of privacy screens, sit-to stand automation, pedestals and laptop trays.
- ▼ Partition systems: We built a meeting room prototype for fast-tracked construction which allowed acoustic performance testing of an alternate partition system. The alternative vastly reduced lead times and met the strict acoustic testing standards required for partner offices and private meeting rooms, all at a lower cost to the client.

Design steps to fire safety

Buildcorp also facilitated the engagement of a Fire Engineer to produce a smart solution for the integrated stair build, which was previously turned down by the building surveyor. Spanning three floors, the intertenancy staircase required Buildcorp to relocate existing services, install new structural steel, cut the existing concrete and fire-rate the new steel members. We managed to accomplish this by installing a smoke curtain on levels 17 and 19 which achieved three goals:

1. Met the regulatory requirements,
2. Achieved the 'connected design' intent, and
3. Avoided additional cost to the client.

The high quality, premium office fit-out was delivered across three stages in a live environment. To mitigate any disruption to the other businesses in the building, Buildcorp implemented out of hours noisy works and used a dedicated goods lift.



This move towards a new and different workstyle with open plan common spaces and flexible workstations required a considered change management strategy. The Buildcorp project team supported our strategy and our business to ensure the smoothest transition possible. This included completing the project to schedule, and delivering the works in a fully operational office where maintaining business as usual was paramount. Buildcorp's professionalism and communication throughout the project was excellent resulting in an office space we are proud to welcome our clients and visitors to each day.

KIM VELLA
CLAYTON UTZ