

BUILDING AND PROJECT CONSULTANCY

# Workplace & Design

savills

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# Workplace & Design

**Workplace & Design is a new service line of Savills Building and Project Consultancy department.**

Established in 2022 by the department head, Allen Devine, ours is a well-rounded team with over 30 years of experience in all disciplines.

Our dedicated design team will work alongside the client to determine business and design goals, using best practice to define and guide the design direction. Optimising budget, we promise to deliver a director led service focused on turning design vision into business reality.

## Workplace & Design is the tool in developing our business environment.



# What we **do**

**Interior design can transform a new or existing space to suit the current needs of the occupant.**

We create environments in which people enjoy living, working, expressing business brand, culture, and personality – providing solutions for both landlords and occupiers. Our focus is on the best interests of the occupier, their business and workspace efficiency. Our goal is always client value. Good design starts with a strong strategy.

We design environments that are enjoyable to live and work in, from office, retail, education, hospitality to healthcare projects. From the inside out, we provide total solutions to the challenges of real estate. Whether we are offering advice on the upgrade of existing buildings for landlords, workplace strategy, or interior architecture we can make your space work for you.

**WE CAN:**

- Engage with landlord on upgrading the facilities within a building.
- Advise and assist landlords and tenants to bring their building or space up to current building regulation standards and to achieve sustainability goals with the objective to attract new tenants.
- Assist tenants in determining their space requirements.
- Advise tenants looking to adapt their current workspace.



# Our approach to **sustainability**

**No matter the sustainability goal of your business, we know the best approach to take; our objectives are to lower carbon footprint and design cleverly to minimise waste to landfill.**

We hold LEED associate accreditation and have a dedicated in-house team, Savills Earth, to assure all ESG criteria are met.

**OUR FOCUS ON SUSTAINABILITY LOOKS AT THE BELOW IN DETAIL:**

- Energy Consumption & Efficiency
- Carbon Footprint
- Waste Management
- Air & Water Pollution
- Biodiversity Loss
- Deforestation
- Natural Resource Depletion



# What can you **expect?**

**In addition to our Workplace and Design service, we offer full Project Management on all projects to ensure smooth execution while working within your budget & scheduling requirements.**

The project managers will lead the entire team, define project goals, be a direct contact point for the stakeholders and see the project right through to completion. Our service is broken up into five stages:

As a team we will conduct a strategic space plan analysis and develop a frozen brief in line with your requirements. We will develop the concept design into a coordinated design package that is ready for procurement and see the design through to construction, ensuring the agreed design is faithfully translated into reality and the preapproved quality benchmarks have been delivered.



**1 BRIEF AND FEASIBILITY DEVELOPMENT**



**2 CONCEPT DESIGN**



**3 TECHNICAL DESIGN AND TENDER**



**4 CONSTRUCTION**



**5 POST-CONSTRUCTION & DAY-TWO**



# Case studies

## BLOODSTONE BUILDING, 4TH FLOOR



**CLIENT:** Undisclosed
**CLIENT INDUSTRY:** Offices
**LOCATION(S):** Dublin Docklands
**SIZE/VALUE:** 12,734 sq ft
**DATE:** Q2 2024

### CHALLENGE

The Bloodstone Building on Sir John Rogerson's Quay is a recognisable building on Dublin's Docklands. We were appointed to design, project manage & fitout the 4th Floor, to CAT A + standards, comprising of 12,734 sq ft.

### SOLUTION

We worked closely with the landlord to bring this space to a high-level finish to attract potential tenants. With a timeline of 18 weeks from concept to handover, we are delighted to have delivered on time and on budget for our client Real I.S.

The scope of works included:

- Demolition of existing reception, meeting rooms, stores and comms rooms
- A newly designed reception with a bespoke reception desk and biophilia backdrop
- Client boardroom and meeting rooms with mirrored feature lighting, rugged carpet and a new metal suspended ceiling
- New shower room and comms room
- A new open plan area and collaboration space

### RESULT

With thoughtful use of different textures and patterns, we created a neutral space to invite potential tenants to visualize a new home for their brand.

Project complete under budget of €600,000.

## LIVE CONSTRUCTION – BEAUX LANE HOUSE



**CLIENT:** Real IS
**CLIENT INDUSTRY:** Offices
**LOCATION(S):** Dublin 2
**SIZE/VALUE:** 120,000 sq ft
**DATE:** PC March 2025

### CHALLENGE

Beaux Lane House, Mercer Street, is a current project in development. Working alongside the landlord Real I.S., we have conceptually developed a space that will objectively bring the refurbished floors to a A3 BER rating and attract future tenant interest.

### SOLUTION

Adding to the newly modernised reception, we will continue this level of design & detail to all common areas:

- New shower facility
- Upgraded to a high spec; toilets, lobbies, stairwells
- Each floor from 2nd to 5th floor, bringing back to CAT A spaces
  - High quality acoustic suspended ceiling
  - All new LED lighting throughout
  - CAT A+ flooring
  - All new mechanical & electrical systems
  - Incorporating heat pumps, URU and PU panels

### RESULT

Practical completion due March 2025.

The budget of this project is €8,300,000.

# Case studies

## 2 HARBOURMASTER PLACE, RECEPTION



**CLIENT:** Undisclosed
**CLIENT INDUSTRY:** Offices
**LOCATION(S):** Dublin Docklands
**SIZE/VALUE:** 61,000 sq ft
**DATE:** Q4 2023

### CHALLENGE

Two Harbourmaster Place is a well-established building, built in the 1990s within Dublin's IFSC. The landlord was looking to upgrade the reception facilities & give the entrance a newly modernised feel.

### SOLUTION

Our goal was to create a warm, inviting and functional space while retaining and enhancing the existing features, such as reception desk, lighting, flooring & structures. We introduced well designed warm furniture within a lounge setting with a large lighting feature above the existing desk. This adds character & finishes off a style that was already existing.

Key features of this project include:

- Practical use of the existing central pillar
- Large external decals on front façade windows
- New coffee/tea station
- Contemporary new furnishings and fittings
- Biophilic wall divider units/wall panels

### RESULT

With carefully thought out furniture, joinery and a new colour scheme whilst retaining existing flooring and ceiling finishes, this created an inviting, practical and beautiful space that tenants and guests can now make great use of.

This project was complete in 12 weeks.



# Meet the **team**

**We are committed to providing our clients with a high-quality service and creating long-term relationships.**



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# Building & Project Consultancy

**Savills Building & Project Consultancy team specialise in the management and delivery of commercial office fit-out and refurbishment projects.**

We offer the benefit of many years' relevant knowledge and experience providing project management services to investors, developers landlords, owner occupiers and tenants alike, managing their refurbishment and fit-out projects from inception to completion. We are able to provide advice throughout the project cycle to help you manage the impact of change within your business.

Our project management capability is backed up by a range of in-house specialist teams providing transactional, technical due diligence, development monitoring, planning, lease management, capital allowances, interior design, and dilapidations advice.

The processes we employ can be tailored to suit your project complexity and scale throughout the following key stages. We utilise a range of procurement models including traditional and design and build, combined with single stage, two-stage and negotiated tendering methods. We approach each project on an individual basis taking account of the key client drivers and risk profile to develop a delivery strategy that is best suited to the project.

**SERVICES PROVIDED:**

- Contract Administration
- Cost Consultancy
- Design Feasibilities
- Design Specification
- Dilapidations
- Project Management



**Allen Devine**
Director, Head of Building & Project Consultancy



# Office Agency

**The largest and most experienced office agency team in Ireland, Savills Office Agency has the depth and breadth of experience to provide a full service offering to our clients.**

With a full spectrum of real estate services to offer, we can provide knowledge and assistance on landlord agency, occupier agency, acquisition consultancy, design consultancy, sales, planning advice and market leading research.

Throughout the process, we take the time required to meet our clients' needs, creating a tailor-made service for each one. We are the only property firm in Ireland with services that cover the full real estate lifecycle, complementing our approach and delivering enhanced returns for our clients. We take pride in the quality of our market leading research, data analytics and insights and believe that the diversity of our people and skills is hugely advantageous in adding value to our clients.

Our team of experts operate across the length and breadth of the country. Together, we provide comprehensive coverage of all the main business hubs in Ireland.



**Andrew Cunningham**
Director, Head of Offices



# Tenant Representation

**Savills Tenant Representation provides fully integrated real estate solutions for all types of office occupiers.**

Our dedicated corporate tenant representation team provides specialist commercial property advice to corporate clients who wish to set up an office in Ireland or move as part of expansion or consolidation process.

Savills provides a full spectrum of office occupier services, engaging at an early stage with clients to understand their culture and identify the scope of their requirements, whether they are looking to expand their business or dispose of their current assets. We have helped clients to expand and contract their business by disposing of their existing interests, while simultaneously sourcing a new property in an efficient manner on favourable terms. Our advanced network in conjunction with our US, European and APAC colleagues provides the right advice on both a local and international stage. We assist all of our clients with a hassle-free experience when establishing their company in a new market.



**Neill McNicholas**
Director

# Savills Earth

**ESG is redefining value in the property industry and has quickly become a key criteria for investors, tenants and asset managers alike.**

The recent introduction of legislative shifts such as the EU Taxonomy and Minimum Energy Performance standards will impact significantly on asset values and rental yields over the coming years.

The Savills Earth team provides a holistic approach to support clients to turn sustainability targets and commitments into reality and embrace the change needed to improve the impact of property on the planet. We help you understand and formulate the why, what and where of development, from community needs and economic impacts, through to energy security and sustainable design. We can guide you through every phase of the decision making process, whether to build, retain, demolish or repurpose. Working throughout the property life cycle, we test and prove viability and impacts for our clients, helping them to create a sustainable vision for their projects. We then enable and deliver that vision through planning, design and implementation.



**Orla Coyle**
Director, Head of Savills Earth

**SERVICES PROVIDED:**

- SavIQ Management Platform
- Energy Procurement & Tariff Optimisation
- Smart Metering Strategy
- Green building accreditations - LEED, BREEAM,WELL, ISO14001
- Corporate Compliance
- Waste Management Plans
- EV Installations
- Global Real Estate Sustainability Benchmark -GRESB
- Energy & Environmental Audits
- Energy Infrastructure Commissioning
- PPM Review
- LED Lighting Projects
- Annual Sustainability Asset Strategy
- Tenant Satisfaction Surveys



# Property **Management**

**Effective, efficient property and facilities management can make a fundamental difference to business – but it is a complicated and broad discipline covering everything from building operation, technical services and energy management through to lease management, financial accounting and occupier services.**

With property and facility management professionals based in Dublin, Cork and Belfast, Savills is positioned to provide services on a national basis for all property types. Our managed property portfolio has an annual rent roll in excess of €300m and an annual service charge expenditure of over €45m.

We work for many of the largest property stakeholders in the country, and our managed portfolio includes some of the largest and most prominent buildings in the island of Ireland. Our people fully understand the importance of the Landlord / Tenant dynamic for the success of any property and we can have an established track record of delivering for our clients every time.



**Roy Deller**
Director, Property Management



# Investment

**The Savills Investment Team comprises experienced, proficient directors and associate directors who are highly motivated to deliver the best possible results for their clients, by maximising value across the entire transaction process.**

The team has a thorough knowledge of all sectors including offices, retail, industrial & logistics and PRS, and our track record demonstrates how we have successfully handled the sale, letting and acquisition of multiple high profile properties.

The core team is supported by the wider Savills Global Cross Border Investment division based in our London office, to ensure the best outcome is secured for each and every instruction.



**Fergus O'Farrell**
Director, Investment