

MODUS:



Design & Build proposal



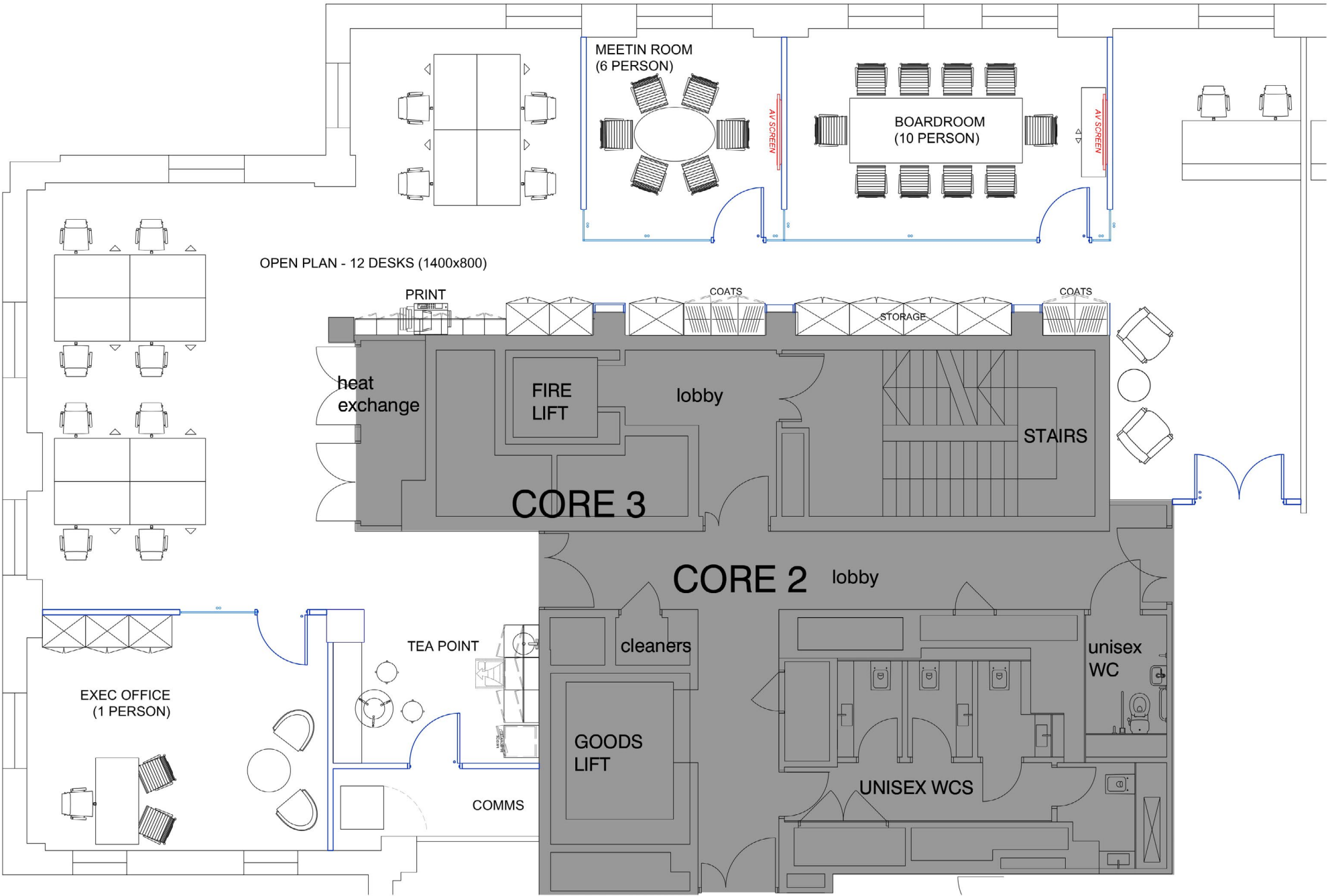
Space Plan

► 8TH FLOOR

West wing
Option 1

ACCOMMODATION SCHEDULE

AREAS	TOTAL
Reception Staff	2
Open Plan	12
Executive Office	1
Waiting Area	1
Teapoint	1
Meeting Room (10)	1
Meeting Room (6)	1
Coats Store	2
Print Point	1
Comms	1

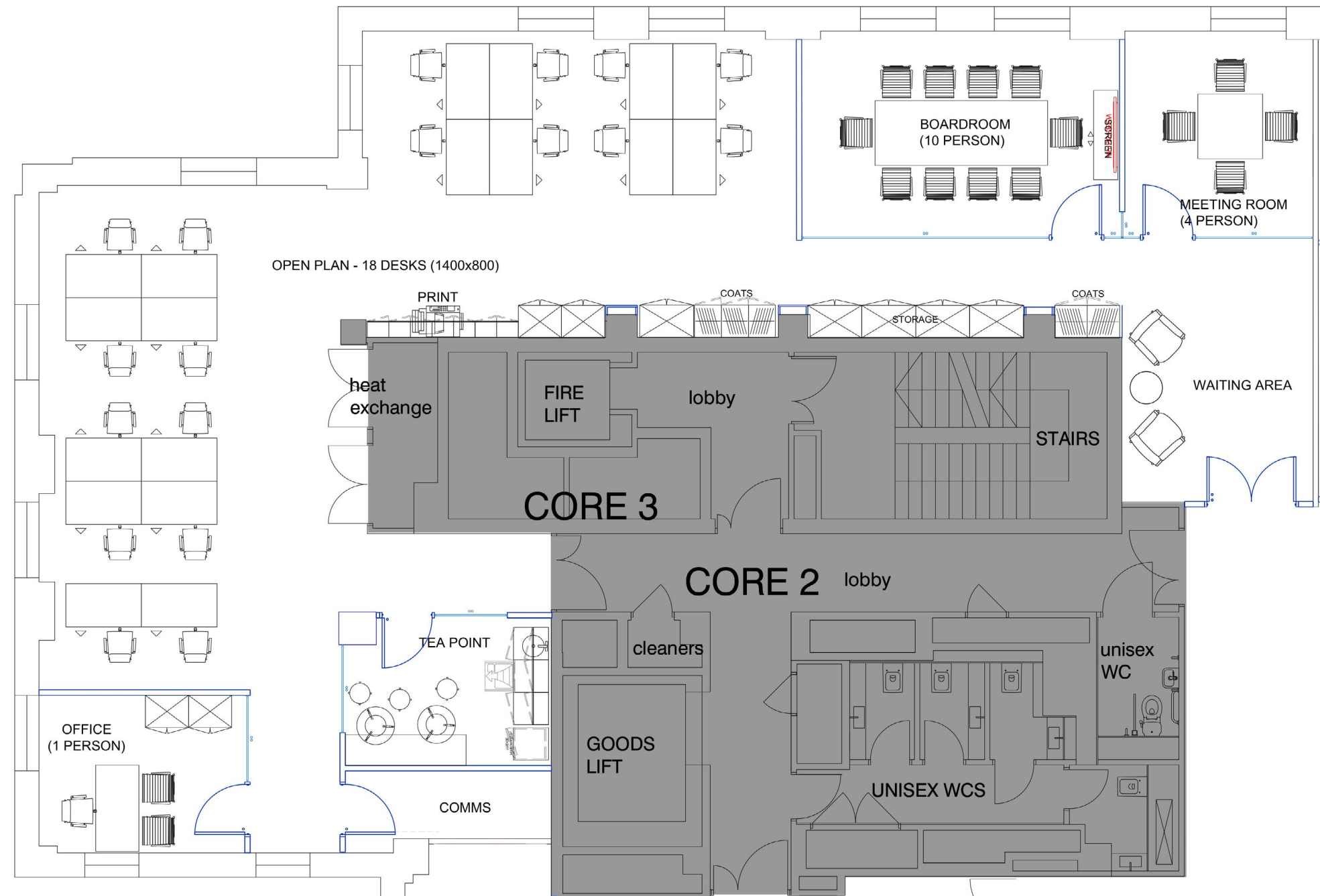




Space Plan

► 8TH FLOOR

West wing
Option 2

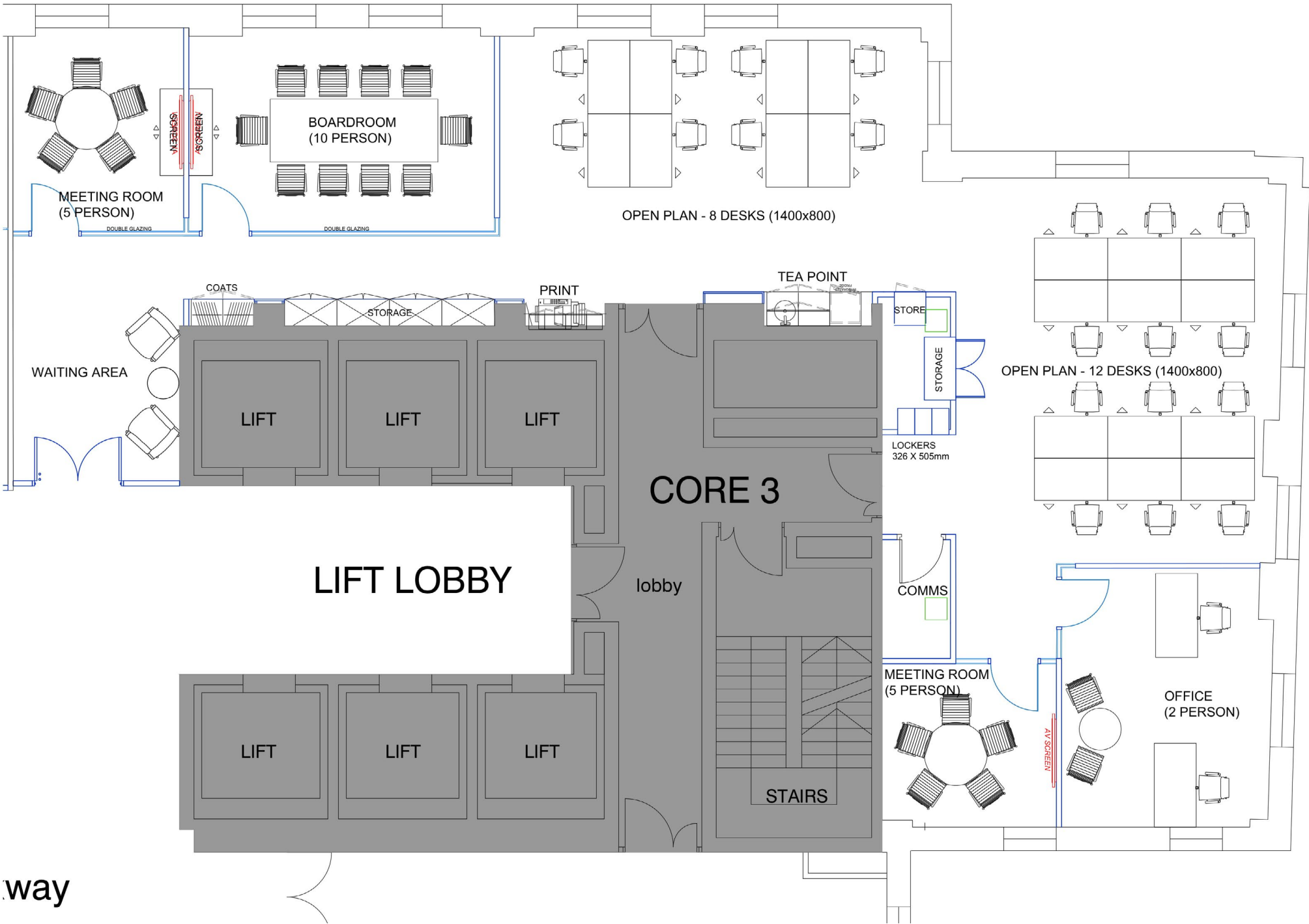




Space Plan

► 8TH FLOOR

East wing
Option 1

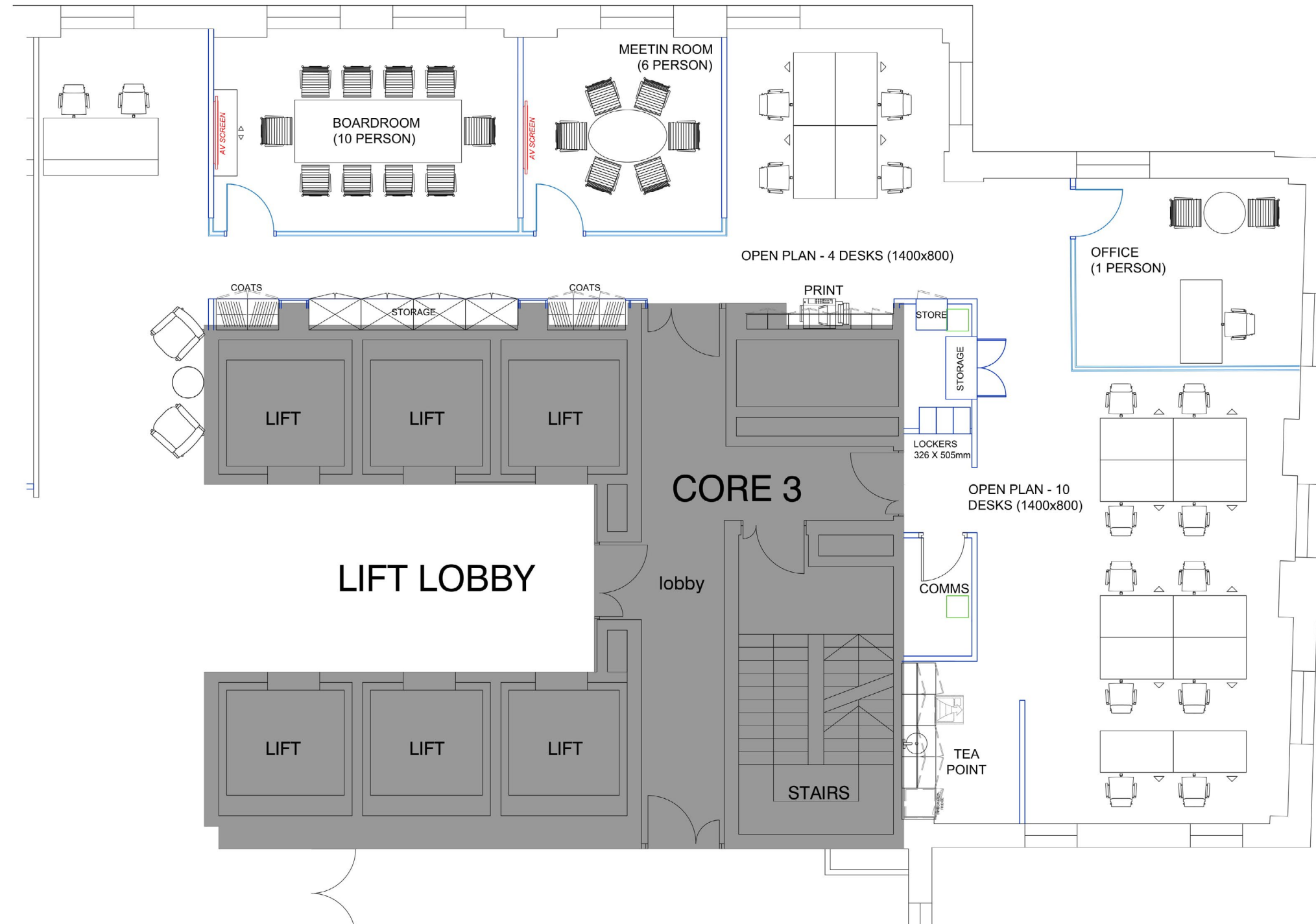




Space Plan

► 8TH FLOOR

East wing
Option 2

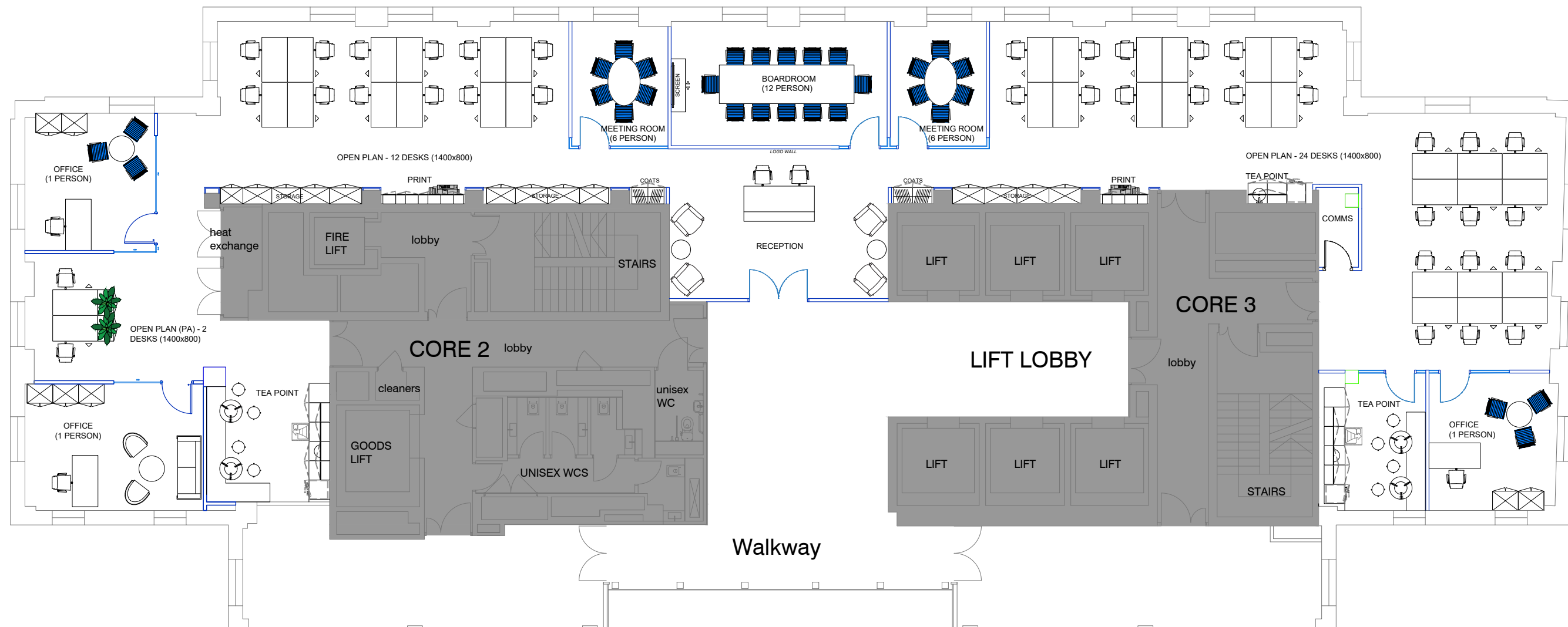




Space Plan

► 8TH FLOOR

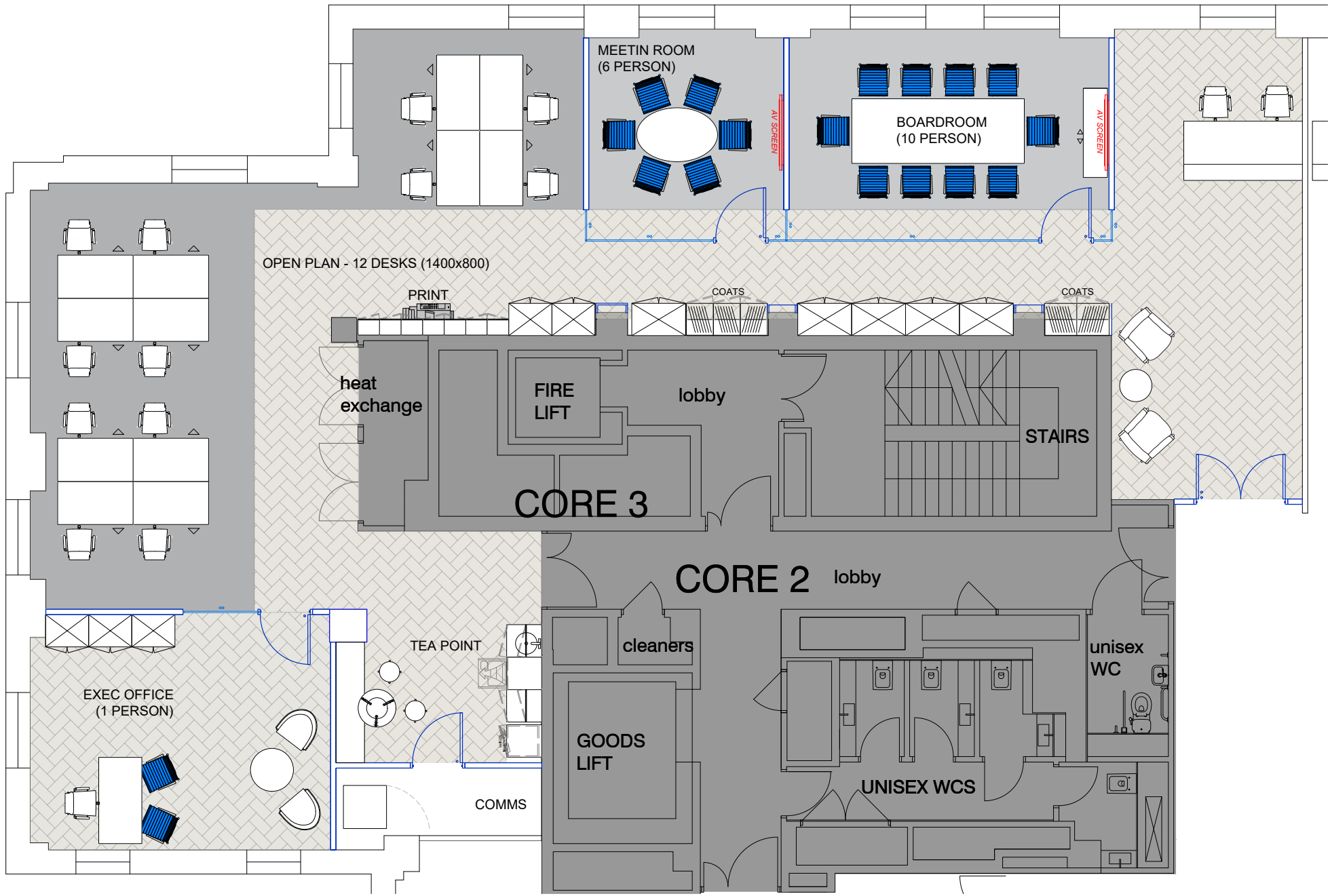
East & West wing combined

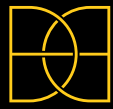




Floor Finishes

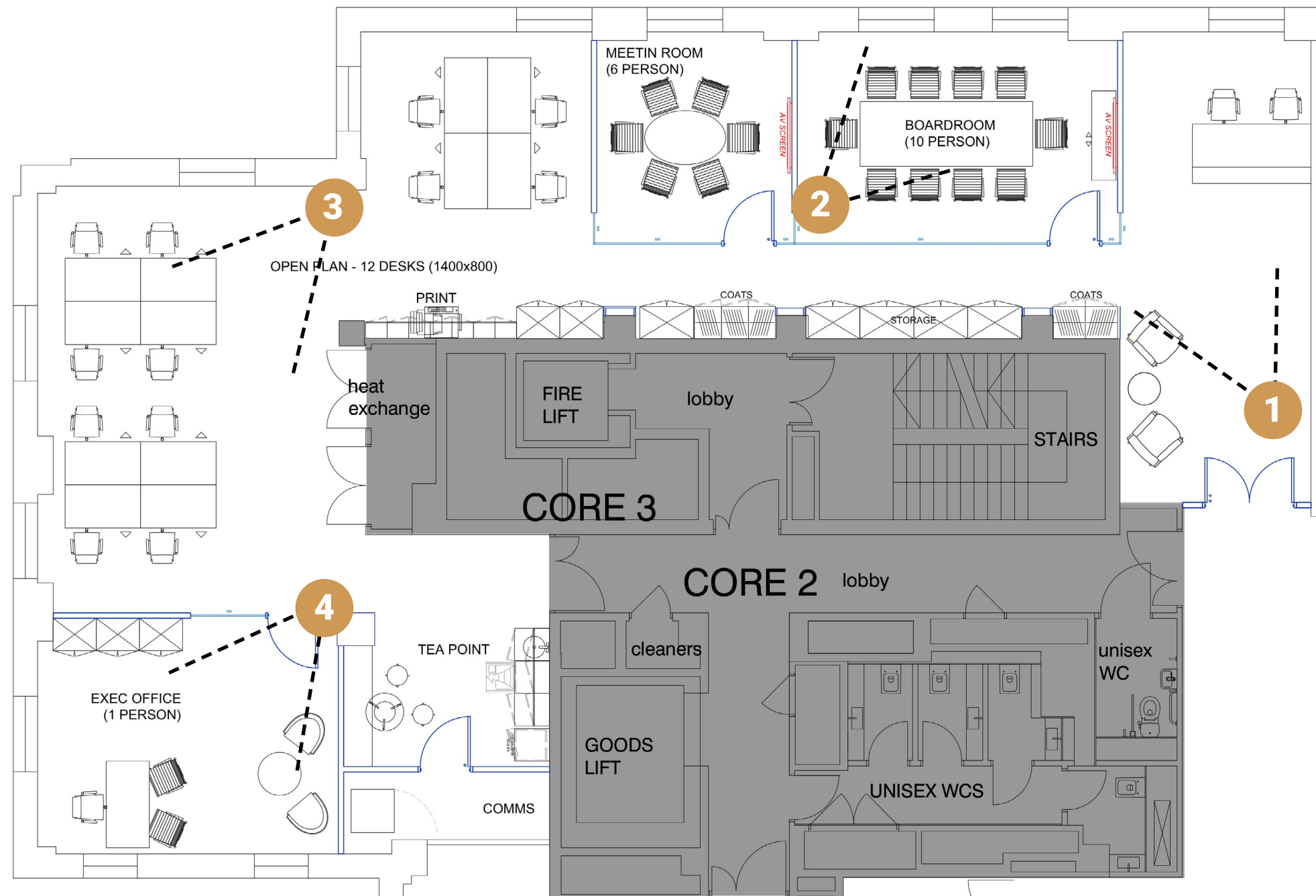
► 8TH FLOOR





Camera Positions

► 8TH FLOOR

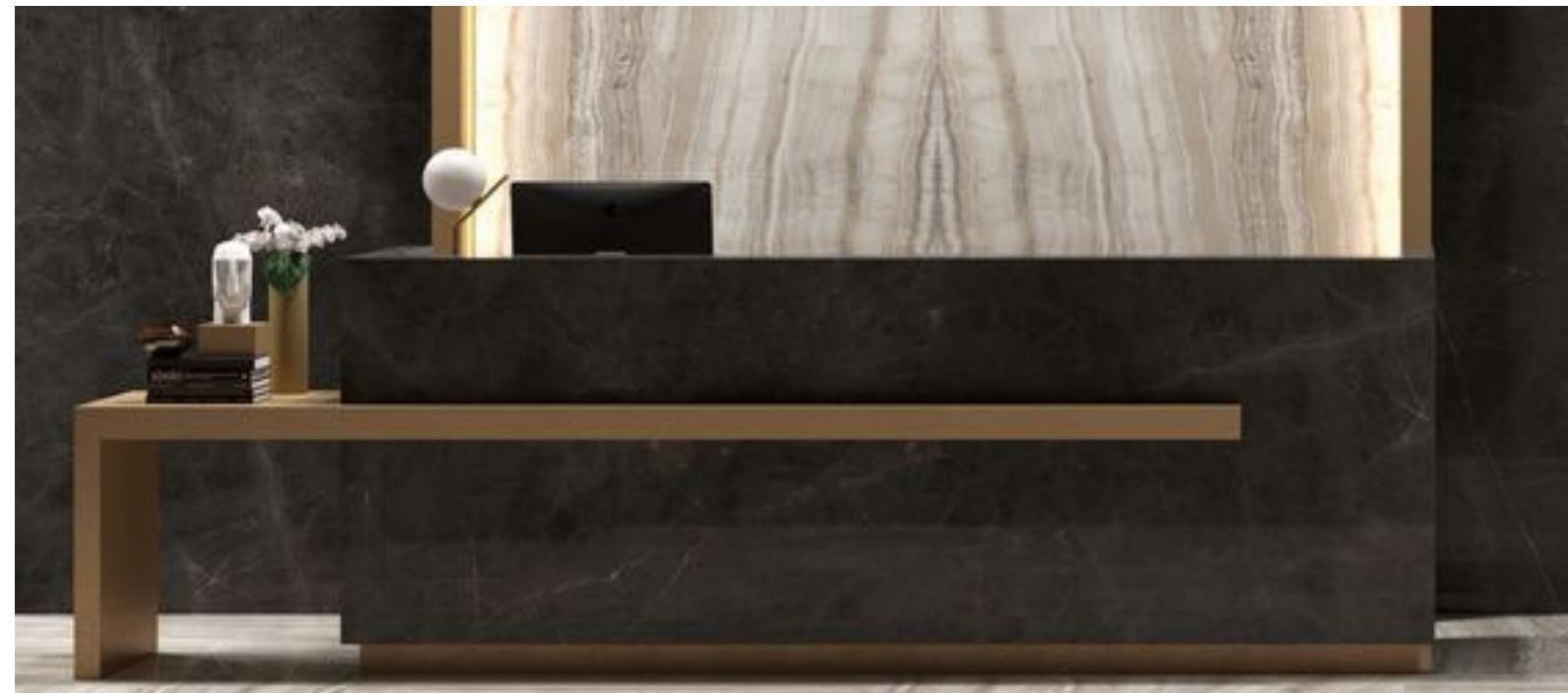


- 1** RECEPTION
- 2** BOARDROOM
- 3** OPEN PLAN
- 4** EXECUTIVE OFFICE

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Concept Images

► RECEPTION



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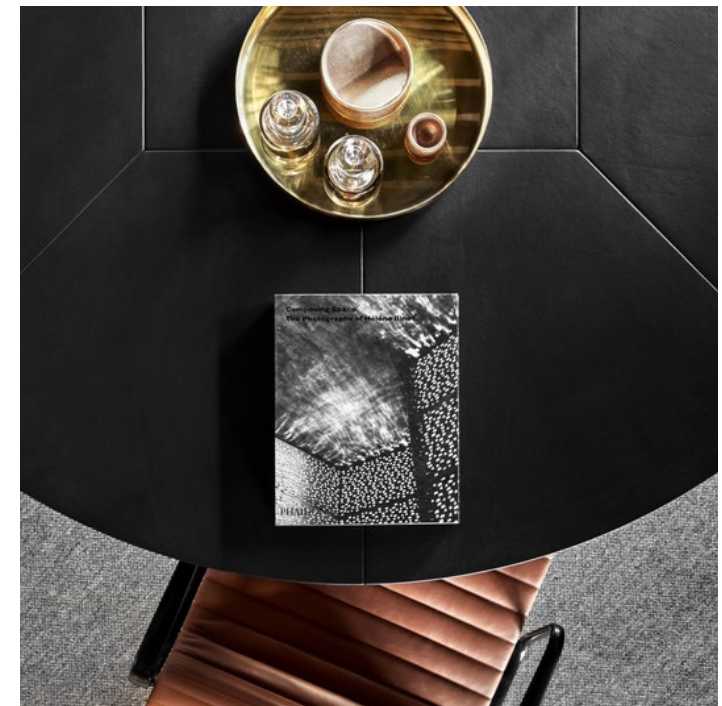
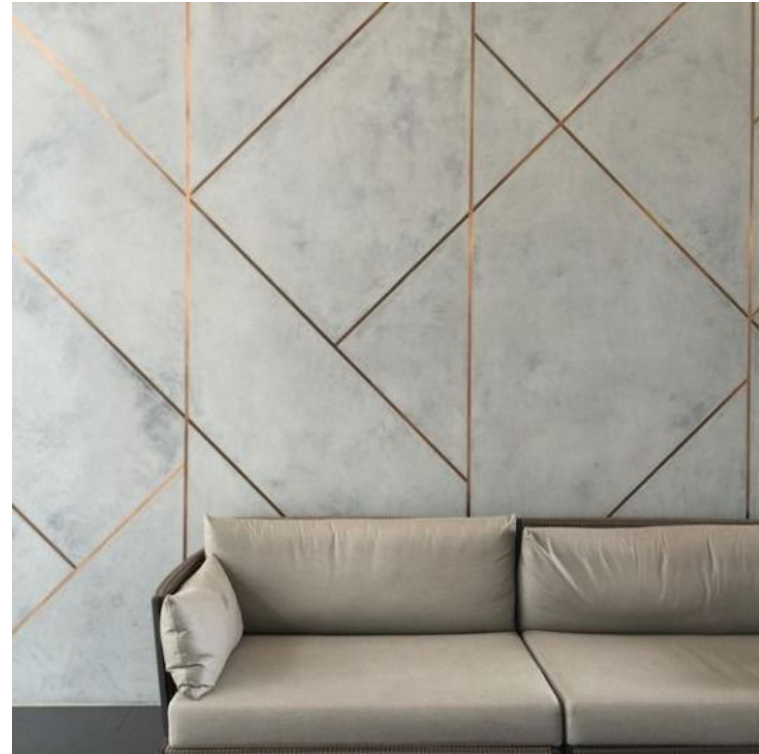
VISUAL 1 / RECEPTION





Concept Images

► BOARDROOM



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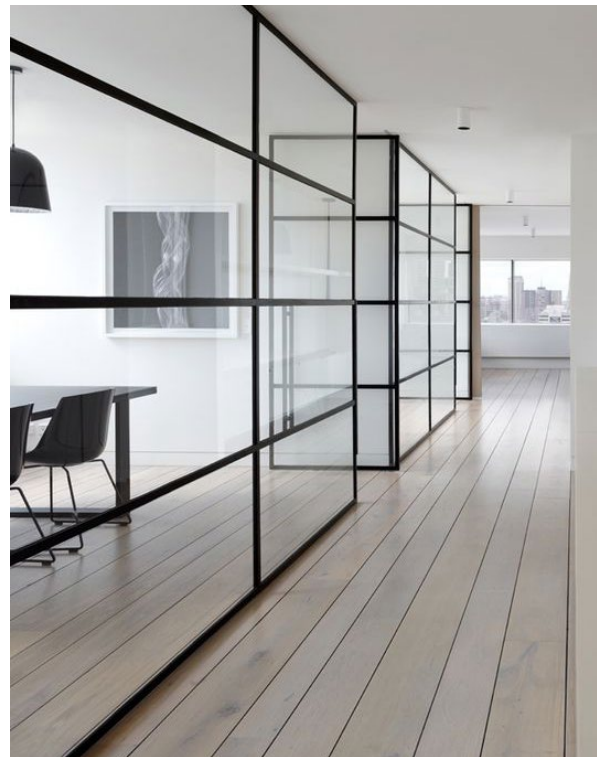
VISUAL 2 / BOARDROOM





Concept Images

► OPEN PLAN



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VISUAL 3 / OPEN PLAN / OPTION 1



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Concept Images

► EXECUTIVE OFFICE



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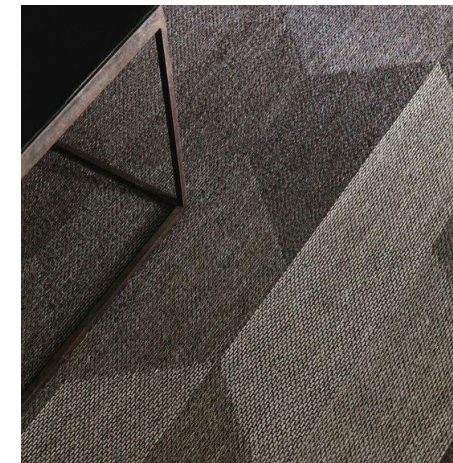
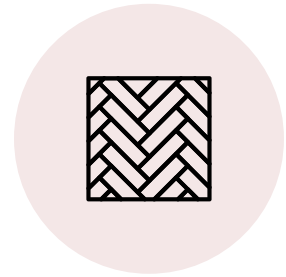
VISUAL 4 / EXECUTIVE OFFICE





Finishes

▼ FINISHES

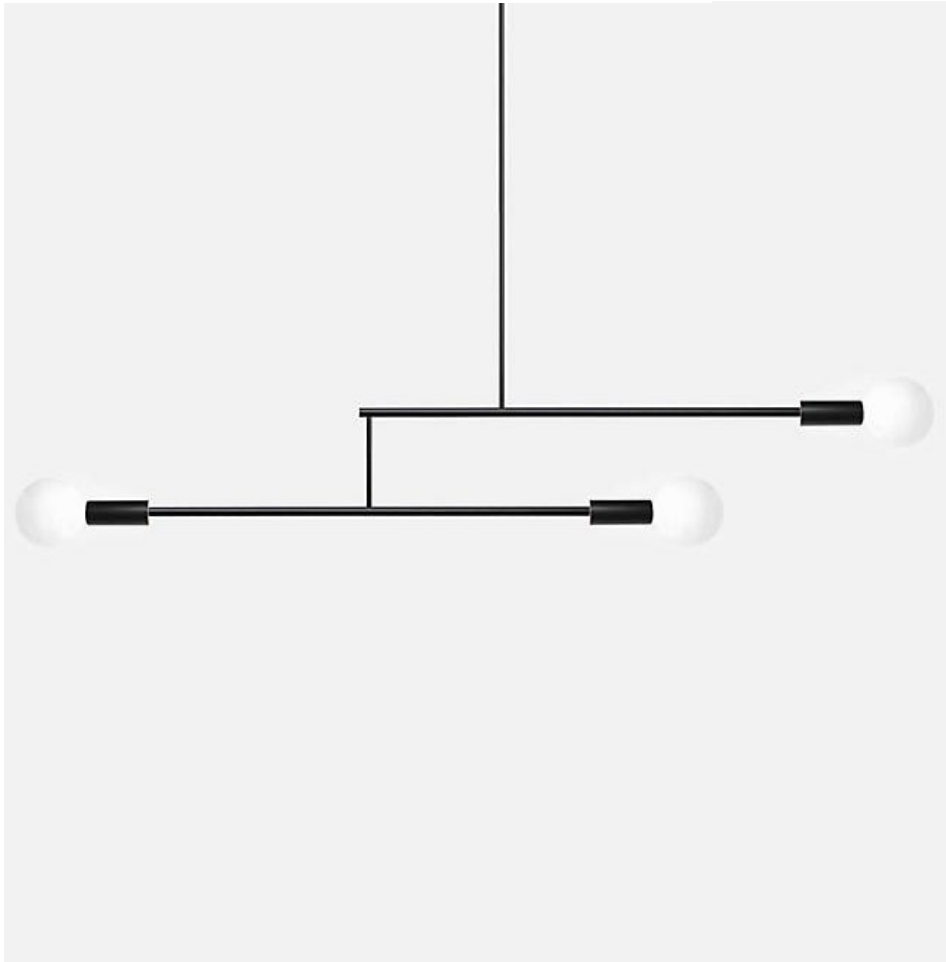




Lighting



▼ LIGHTING

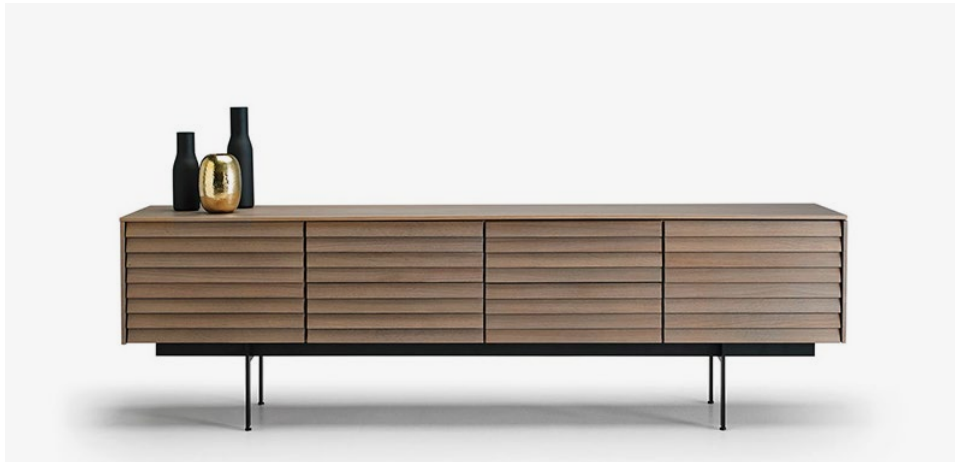




Furniture



▼ FURNITURE





Costs

SUMMARY

Ponte Gadea
8th Floor Devonshire House
West wing - Option 2

Summary

Ponte Gadea

8th Floor Devonshire House West Wing - Option 2

Modus Job Number P4184W		All costs will have VAT added at the prevailing rate	
Revision Number 2 dated 26/3/2019			
SECTION	DESCRIPTION	PRICE	£/sq ft
DE	DEMOLITION AND BUILDERS WORK	1,500.00	0.67
ME	MECHANICAL SERVICES	26,144.85	11.72
PL	PLUMBING	11,561.84	5.18
SP	SPRINKLERS & FIRE SUPPRESSION	10,271.64	4.61
PO	POWER	16,597.32	7.44
LI	LIGHTING	14,709.72	6.60
ST	STRUCTURED CABLING	3,613.06	1.62
FI	FIRE ALARMS	9,078.09	4.07
SE	SECURITY	644.50	0.29
CE	CEILINGS	11,280.66	5.06
PA	PARTITIONS AND DOORS	34,440.99	15.44
JO	JOINERY	14,335.69	6.43
KI	KITCHENS	7,476.15	3.35
RA	RAISED FLOORS	241.00	0.11
FL	FLOOR FINISHES	13,299.20	5.96
DE	DECORATIONS	5,520.67	2.48
SI	SIGNAGE & FITTINGS	2,070.49	0.93
CO	CONSTRUCTION STAFF	16,170.00	7.25
PR	PRELIMINARIES	13,090.74	5.87
ST	STATUTORY REQUIREMENTS	3,481.94	1.56
> PROJECT BUILD COST		£215,528.55	96.65
PR	PROJECT CONTINGENCY	10,000.00	4.48

Summary

Ponte Gadea

8th Floor Devonshire House West Wing - Option 2

Modus Job Number P4184W		All costs will have VAT added at the prevailing rate	
Revision Number 2 dated 26/3/2019			
SECTION	DESCRIPTION	PRICE	£/sq ft
PR	PROFESSIONAL FEES BASED ON 12%	25,863.48	11.60
FU	FURNITURE	107,389.60	48.16
>>TOTAL PROJECT BUDGET		£358,781.63	160.89



Costs

SUMMARY

Ponte Gadea
8th Floor Devonshire House
Est wing - Option 1

Summary

Ponte Gadea

8th Floor Devonshire House East Wing - Option 1

Modus Job Number P4184W

Revision Number 1 dated 26/3/2019

All costs will have VAT added at the prevailing rate

SECTION	DESCRIPTION	PRICE	£/sq ft
DE	DEMOLITION AND BUILDERS WORK	1,500.00	0.71
ME	MECHANICAL SERVICES	24,952.45	11.89
PL	PLUMBING	11,510.12	5.49
SP	SPRINKLERS & FIRE SUPPRESSION	9,975.00	4.75
PO	POWER	16,293.98	7.77
LI	LIGHTING	12,373.01	5.90
ST	STRUCTURED CABLING	4,001.00	1.91
FI	FIRE ALARMS	9,078.09	4.33
SE	SECURITY	644.50	0.31
CE	CEILINGS	8,583.92	4.09
PA	PARTITIONS AND DOORS	45,798.92	21.83
JO	JOINERY	13,957.88	6.65
KI	KITCHENS	4,851.92	2.31
RA	RAISED FLOORS	233.01	0.11
FL	FLOOR FINISHES	10,018.15	4.77
DE	DECORATIONS	4,462.00	2.13
SI	SIGNAGE & FITTINGS	2,070.49	0.99
CO	CONSTRUCTION STAFF	16,170.00	7.71
PR	PRELIMINARIES	13,090.74	6.24
ST	STATUTORY REQUIREMENTS	3,481.94	1.66
> PROJECT BUILD COST		£213,047.12	101.54
PR	PROJECT CONTINGENCY	10,000.00	4.77

Summary

Ponte Gadea

8th Floor Devonshire House East Wing - Option 1

Modus Job Number P4184W

Revision Number 1 dated 26/3/2019

All costs will have VAT added at the prevailing rate

SECTION	DESCRIPTION	PRICE	£/sq ft
PR	PROFESSIONAL FEES BASED ON 12%	25,565.64	12.18
FU	FURNITURE	110,000.00	52.43
>>TOTAL PROJECT BUDGET		£358,612.76	170.91



Costs

SUMMARY

Ponte Gadea
8th Floor Devonshire House
Combined

Summary

Ponte Gadea

8th Floor Devonshire House 8th Floor Combined

Modus Job Number P4184W

Revision Number 1 dated 26/3/2019

All costs will have VAT added at the prevailing rate

SECTION	DESCRIPTION	PRICE	£/sq ft
DE	DEMOLITION AND BUILDERS WORK	3,000.00	0.69
ME	MECHANICAL SERVICES	39,628.28	9.16
PL	PLUMBING	25,332.59	5.86
SP	SPRINKLERS & FIRE SUPPRESSION	15,975.00	3.69
PO	POWER	29,559.76	6.83
LI	LIGHTING	26,787.28	6.19
ST	STRUCTURED CABLING	7,872.70	1.82
FI	FIRE ALARMS	13,078.09	3.02
SE	SECURITY	644.50	0.15
CE	CEILINGS	19,388.53	4.48
PA	PARTITIONS AND DOORS	76,405.49	17.66
JO	JOINERY	31,222.06	7.22
KI	KITCHENS	14,952.30	3.46
RA	RAISED FLOORS	524.77	0.12
FL	FLOOR FINISHES	22,987.24	5.31
DE	DECORATIONS	10,280.31	2.38
SI	SIGNAGE & FITTINGS	2,640.98	0.61
CO	CONSTRUCTION STAFF	36,260.00	8.38
PR	PRELIMINARIES	24,793.98	5.73
ST	STATUTORY REQUIREMENTS	6,963.88	1.61
> PROJECT BUILD COST		£408,297.74	94.39
PR	PROJECT CONTINGENCY	10,000.00	2.31

Summary

Ponte Gadea

8th Floor Devonshire House 8th Floor Combined

Modus Job Number P4184W

Revision Number 1 dated 26/3/2019

All costs will have VAT added at the prevailing rate

SECTION	DESCRIPTION	PRICE	£/sq ft
PR	PROFESSIONAL FEES BASED ON 12%	48,995.76	11.33
FU	FURNITURE	250,000.00	57.80
>>TOTAL PROJECT BUDGET		£717,293.50	165.83



Key Dates



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Company Overview

WHO WE ARE

Modus was founded 26 years ago as a consultancy to analyse and optimise the relationship between a business's activities and its use of physical space. Over the years we have bolted-on services around this core offering so that the company now operates as a turnkey solution for the design and delivery of interior refurbishment and fit out projects.

Modus has an unrivaled reputation in the UK market for its professionalism and expertise and a very long list of clients who repeatedly use our services. In particular, Apple, Fujitsu and Regus have all been clients for over ten years, each spending several million pounds a year with us.



**DESIGN & BUILD
COMPANY OF THE YEAR**



established in **1992**

164 staff

turnover **£83M**

5000 completed projects



Why Modus

MODUS PROVIDES TENANTS AND OFFICE OCCUPIERS WITH A COMPLETE PACKAGE FOR WHATEVER THEIR RELOCATION OR REFURBISHMENT NEEDS MAY BE. THE KEY SERVICES THAT WE OFFER OUR CLIENTS INCLUDE THE FOLLOWING:

- Strategic property advice including workplace trends, efficiency, cost management, and a unique perspective on what is essential to organizations to help them be productive and grow and how the built environment can affect this.
- Space planning and interior design.
- 3D modelling.
- Furniture procurement.
- Technology integration.
- Fit-out and refurbishment – relocation or re-stack.
- Construction and project management.
- Post contract and Warranty Support Management.
- The seamless way in which these services are integrated has, as a result, meant that many of our customers have been using Modus for ten years or more.

Modus has an extensive in-house design facility and is unique in that we cover both architectural design and mechanical & electrical services design together. This is critical on all projects and must never be overlooked however straightforward a project may seem. The two teams work seamlessly together from the outset to develop and produce a cost effective solution which in turn allows our client the chance to make informed decisions on design and cost at a very early stage.

KEY MODUS DIFFERENCES

- Originally a consultancy, Modus still retains this ethos and works closely with its clients to ensure a thorough understanding of their business needs.
- Modus recruits from the professional side of the industry to provide a basket of expertise – architects, space planners, interior designers, 3D modellers, mechanical and electrical engineers, quantity surveyors, project managers, construction managers, and HSEQ (Health and Safety, Quality and Environment) professionals.
- Modus specializes in situations where clients have “above average” requirements for their working environment, particularly engineering.
- Modus is quite unlike other companies in the market place and is set up to provide clients with significantly greater technical expertise than is typically available from the D&B industry and a structure that supports them and their property assets over many years.



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Client Sound & Vision

PART OF OUR
CONTINUING
DEVELOPMENT OF
IDEAS FOR DRIVING
WORKPLACE DESIGN
IS OUR “HOLISTIC”
PROGRAMME WHERE
WE HELP CLIENTS
TO CONSIDER THE
COMPLETE SENSORY
EXPERIENCE OF
THEIR NEW OFFICE:



SIGHT

Along with clever use of palette to stimulate the mind and pops of colour in art and branding the most essential component of sight, when it comes to office design, is natural light. A strong relationship between workplace daylight exposure help maintain, activity and quality of life. Being able to see outside world has restorative influences.



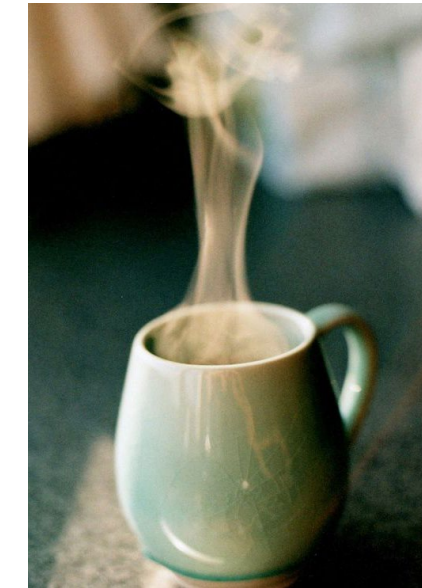
TASTE

While the sense of taste may not be directly related to design providing well equipped catered areas are. It's essential that staff are well watered and well fed.



TOUCH

A tactile environment immediately makes an office look good, natural materials Haptic design exploring a greater diversity of textures in the office spaces. The key is to create balance, carefully selecting complementary textures that play off each other's distinctions (balancing the rough, with the smooth!)



SMELL

Often paired with the sense of taste, smell is arguably the most indirectly powerful of all senses, as the old olfactory bulb is part of the limbic system, the emotional and memory centre of the brain. “Pleasant, subtle scents lift our moods” These five scents can help boost productivity.



SOUND

The dilemma today is that while the trend of shared open plan and open offices fosters a culture of communication and social interaction, it is also contributes to employee dissatisfaction with speech privacy and concentration. The “invisible architecture” of sound. Embracing this with eclectic mix of spaces for different levels of sound shhhhh!

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MODUS:

THANK YOU!