



# STRATSTONE

— PROJECTS —

## CASE STUDY

### STRAT-VSG

“By undertaking the fit-out once the PC had handed over, Stratstone were able to save our client almost 20% of the fit-out value provided by the PC.”



# Sky Gardens Vauxhall

## Overview

SkyGardens Nine Elms is a statement of contemporary urban living in one of London's best connected and emerging Riverside neighbourhoods, a mixed-use development of a landmark collection of private apartments with enclosed gardens and 7-commercial office floors high above the Capital reaching 36-floors.

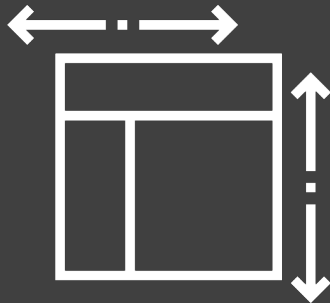
Stratstone Projects completed CAT-A and CAT-B Commercial fit-outs over 5 commercial floors, acting as Principal Contractor, undertaking the; Raised Flooring, Plumbing, HVAC, Electrical, Drylining, Passive Fire Protection, Fire Sprinklers, Plastering, Carpentry, Decorating, Tiling, Carpet Flooring, Internal Glazing, Bespoke Joinery and Furniture.



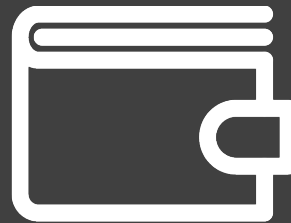
Commercial  
5 Floors



Programme  
16 Weeks



Size  
24,000sqf



Value  
£1,550,000





CAT A







# CAT B









# Summary

Stratstone Projects' surpassed our clients expectations on this project by utilising our Interior Solutions model, providing a turnkey commercial strategy. Fortunately, our client placed a shell and core contract with a Tier 1 on the commercial floors and waited for the residential completion before allowing us to become PC on the commercial floors, driving the completion of the fit-out uninterrupted.

By packaging the fit-out of the commercial floors as an all-inclusive turnkey contract and removing it from the large Contractor's package, the client was able to save almost 20% of the fit-out value previously provided. This was achieved by:

- Reducing preliminary and management costs that would be implemented by large Contractors.
- Introducing efficiencies in the programme by having the site exclusively to ourselves.
- Utilising direct labour for all packages.

By absorbing many of the responsibilities of a traditional Principal Contractor, whilst not incurring the same overheads and staff costs, Stratstone Projects were able to provide the client with a single point of contact, with a focus on delivery and quality assurance at a reduced rate.



