

Tiber Bonvec on track with head office



the existing building to a triple A-grade office development consisting of 12 500 m² of office space and new parking basements to accommodate 1 000 vehicles. The last phase of the project includes the tenant installation for Absa Capital. The project is running on schedule, with beneficial occupation being given to the tenant on a floor-by-floor basis, with the final handover and practical completion of the project now set for the end of September 2008.

Ultra-modern design

The existing structure has been completely remodeled and converted, with an ultra-modern design and look, using state-of-the-art finishes such as double glazing, specialised cladding and incorporating the latest technology for comfort control and energy-saving. There is a spectacular triple-volume atrium that complements the modern, world-class architecture.

"The extensive tenant installation, which triples the contract value of the project, is the most complex and services-intensive tenant installation ever carried out in South Africa," adds Cardoso.

The data centre housed in the building is the second largest undertaken worldwide to Barcap specifications and standards, while the complexity and quality of the finishes is said to be unsurpassed for a bank in this country.

Tiber Bonvec Construction has performed exceptionally well on the building front, having successfully completed many commercial office projects, and thereby giving itself the edge in the market for excellent management, as well as showcasing its ability to contract appropriate skills and focus on efficient delivery.

The company was most recently awarded the construction contract for the Absa Capital head office construction in Alice Lane, Sandton by joint venture developers Zenprop Property Holdings and the Tiber Property Group.

According to managing director, Fernando Cardoso, the company negotiated the first element of the project, which was the base building, with Tiber/Zenprop, as well as the tenant installation. "We convinced our client of the advantages of maintaining the same contracting party to undertake the tenant installation and, although we had not previously undertaken any project of this scale and complexity, we resourced it thoroughly to provide client satisfaction," says Cardoso.

R380 million

The Absa Capital head office project is valued at R380 million, and is divided into three phases of development. Phase one involved gutting an existing 20-year-old building, including the removal of all precast concrete cladding and the concrete roof structure. Phase two is the base build contract, which is the conversion of

Defining feature

The most defining feature, however, is that the extensive tenant installation was incorporated into and delivered simultaneously with the construction of the building, in this way saving many months on the project. "The unique relationship between developer, client, professional teams and Tiber Bonvec as main contractor is the key to the successful delivery of a consolidated product for all concerned," comments Cardoso.

The main challenge has been the extensive co-ordination of all activities, and the integration of the building operations with the requirements of a very high-value tenant installation. This includes access flooring, complex services installation such as extensive back-up systems, data, audio-visual, building management systems, installation of a huge data centre, and extensive joinery, including all furniture and demountable partitioning. All this has been achieved in a very tight deadline. ■

Absa Capital head office at a glance

Concrete: 14 060 m³
Reinforcing steel: 1 050 t
Stock bricks: 1,385 m