



T-SQUARED

Scope of Capabilities

An introduction to T-SQUARED Group Ltd

The Team Works.



Introducing T-SQUARED



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T-SQUARED is a design & build company with an M&E Services background working as a specialist contractor for clients with strategically important facilities where quality and reliability are paramount.

Since the inception of the company in 2003, T-SQUARED has enjoyed significant and continued success and has grown to become one of the UK's foremost specialist partners in the mechanical and specialist services industry.

Our commitment to innovation, design, service and customer care has ensured that T-SQUARED remains at the forefront in our industry, counting among others leading pharmaceutical, life sciences, biotechnology, food & beverage, medical devices, aerospace, publishing and other highly serviced industries amongst our valued list of clients.

Our design & build service comes from a single and fully accountable supply source which uses a totally transparent, inclusive and personalised approach. All this is delivered by a team of highly qualified globally experienced and committed personnel.

**T-SQUARED IS LESS ABOUT WHAT WE DO.
IT'S ALL ABOUT HOW WE DO IT.**



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Our Core Service Offering



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Our Core Service Offering

Design & Build Only

T-SQUARED is a leading provider of specialist design, construction and servicing for controlled environments and business critical facilities. From our strategic centres in Glasgow, Southampton, Basingstoke and Swindon our dedicated teams take a holistic approach to every project, ensuring quality of service from initial enquiry through to the completion of each project.

Our commitment to providing innovative, cost effective solutions which deliver lifetime value for our clients has seen us develop long term working relationships with some of the UK and Europe's leading organisations across multiple sectors. Our aim to become the preferred supplier for blue-chip companies throughout the UK, for the following specialist services:

Specialist Design & Build

Cleanrooms, laboratories and other controlled environments for specialist organisations who require a design and production partner with a proven track record of delivering innovative, cost effective solutions, on time, every time.

M&E Services

Full service M&E offering from our four nationwide centres has seen T-SQUARED undertake a range of projects from preventative mechanical and electrical maintenance through to HVAC installations.

Multi Disciplinary Turnkey Projects

Whether it is Cleanrooms, Laboratories or Production Lines, T-SQUARED has the experience to deliver the end product in its totality through a single, fully accountable supply source.

Specialist New Builds

From concept to completion, our experienced in-house design and project management teams will ensure every aspect of your new build meets regulatory and business requirements.

Retrofit Builds

With controlled environments and business critical facilities come ongoing challenges to business requirements and regulatory changes. T-SQUARED can help your organisation modify or upgrade your existing facilities to meet and surpass these requirements.

Our complete Design & Build service has allowed us to build an enviable track record and an impressive client list, which is underpinned by a 90% repeat business level. This Design & Build only service allows us to offer streamlined solutions, which in turn offers capital cost and timescale savings for our clients.

The client benefits of undertaking a Design & Build project with T-SQUARED are:

- Our ability to provide a seamless service ensures the clients' vision can be implemented the way it was intended
- Design & Build provides endless flexibility – our clients can amend design specifications with little complication or cost implications. Engaging separate design and installation costs can lead to spiralling budgets and put further pressure on already tight deadlines
- Our ability to provide excellent project management and customer care from concept to completion



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Our Core Service Offering

Design & Build Only Clients

The following gives an indication of our Design & Build client base:



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Case Studies By Sector

T-SQUARED pride ourselves in our ability to work cross sector on both multi disciplinary design and build projects and facilities services contracts.

Our commitment to innovation, design, service and customer care has ensured that T-SQUARED remains at the forefront in our industry, counting among others leading pharmaceutical, life sciences, biotechnology, food & beverage, medical devices, aerospace, publishing and other highly serviced industries amongst our valued list of clients.

Whilst we have endeavoured to showcase some key T-SQUARED projects within specific business sectors throughout the site, our combined team experience reaches far beyond this. Should you require more information about projects within the site or have a query relating to your specific project please don't hesitate to get in touch.



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Office Fit Out Sector

Whilst many of our clients come to us for the specialist controlled environment builds, we fully understand that with such builds there is also a requirement to cater to the needs of supporting staff through office facilities.

T-SQUARED are experts at designing offices that maximise space efficiency whilst providing a pleasant working environment for staff, delivering bespoke solutions that fit the exacting requirements of your business.



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Office Fit Out Sector

The Client: T-SQUARED

We are a leading provider of specialist design, construction and servicing for controlled environments and business critical facilities.

Background to the Project

Following a sustained period of growth we had outgrown our facilities in East Kilbride, and purchased land on the Nova Technology Park site in Glasgow for the build of a new headquarters building.

Scope of the Project

As specialists in this area, we were able to work alongside our partner architects to design and build a three-storey, high quality office space accommodating both T-SQUARED and tenants. The building has been designed to allow for potential future developments such as clean room or laboratory fit outs, to enable incoming tenants to specify a fit for purpose environment.

The scope of work included:

- Design and build of headquarters facility, including atrium area, passenger lift, and extensive office space
- Installation of gas-fired boiler plant with local ventilation systems

Timescales

The project was completed on time and to budget.



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Office Fit Out Sector

The Client: T-SQUARED



Further case studies within this sector are available upon request.



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Office Fit Out Sector

The Client: Burness LLP Solicitors

Burness LLP Solicitors is one of Scotland's leading commercial law firms, operating for clients globally.

Background to the Project

Burness LLP had acquired the prestigious 9th floor office space within the Aurora Building at the heart of Glasgow's International Finance Services District. The space was an open plan shell that required complete design and fit out in order to make the space fit for purpose.

Scope of the Project

T-SQUARED were commissioned to the design and fit out of the 17,500 sq ft space, in conjunction with the client's architects. The scope of work included:

- Design and fit out of cellular offices, meeting rooms, and specialist break out areas
- Design and installation of HVAC systems across a multi-zone layout

Timescales

The project was completed in 13 weeks, to time and on budget.



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Office Fit Out Sector

The Client: Burness LLP Solicitors



Further case studies within this sector are available upon request.



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Office Fit Out Sector

The Client: Cellartis AB

Cellartis AB is a Swedish biotechnology company focused on human embryonic stem (hES) cells and technology for drug discovery research, toxicity testing and regenerative medicine.

Background to the Project

Following the award of funding from Scottish Enterprise Tayside, Cellartis acquired a shell building in the Dundee Medipark which required a complete fit out to create a bespoke Laboratory and Office facility.

Scope of the Project

Following a tender process T-SQUARED were commissioned to design and fit out a new office space, laboratory and clean room suite within an existing shell building.

The scope of work included:

- Design and installation of open plan office space, including kitchen area, meeting rooms, and cellular offices
- Design and fit out of laboratories and clean room suite, to Grade B
- Full project management services and management of contract under CDM regulations
- Installation of VRF Air Conditioning System

Timescales

The project was completed on time and to budget.

Project Value

£700k



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Office Fit Out Sector

The Client: Cellartis AB



Further case studies within this sector are available upon request.



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Office Fit Out Sector

The Client: J & J Medical

Established in 1915, J & J Medical Ltd (formerly Ethicon) have a long history of supplying suture products to the medical industry and is now part of the global Johnson & Johnson. J & J Medical has a substantial manufacturing presence in Scotland, including a state of the art Ethylene Oxide Sterilisation facility in their Livingston plant.

Background to the project

Following the closure of production plants in Edinburgh, J & J Medical required additional office space at their Livingston production facility in order to accommodate additional staff.

Scope of the project

T-SQUARED were appointed to work with architects Michael Laird & Partners, to design and build the conversion of existing warehouse space into office accommodation. The completion of the project provided an additional 480m² of office space, including both open plan areas, private offices, and meeting rooms.

The scope of work included:

- Turnkey project management services
- Design and Build of new structural mezzanine floor, a further raised floor above the mezzanine, and a metal pan suspended ceiling
- Installation of full width windows within existing steel cladding walls to provide daylight
- Installation of stud partitions
- Installation of VRF systems, with back up ventilation system featuring heat recovery between exhaust and intake airstreams

This project involved the isolation of the site area from the rest of the working building to create a safe working site, and minimize disruption during build.

Timescales

The project was completed on time and to budget.



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Office Fit Out Sector

The Client: J & J Medical



Further case studies within this sector are available upon request.



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Contact Details



T-SQUARED

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Contact Details

Head Office
Optimus Building,
2 Robroyston Oval,
Glasgow,
G33 1AP
T 0141 557 6800
F 0141 557 6801

Basingstoke Office
Unit 25,
Basepoint Enterprise Centre,
Stroudley Road,
Basingstoke,
RG24 8UP

Southampton Office
Unit 213,
Solent Business Centre,
Millbrook Road West,
Millbrook,
Southampton,
SO15 0HW

Swindon Office
Unit 46,
Basepoint Business Centre,
Rivermead Drive,
West Lea,
Swindon,
SN5 7EX



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