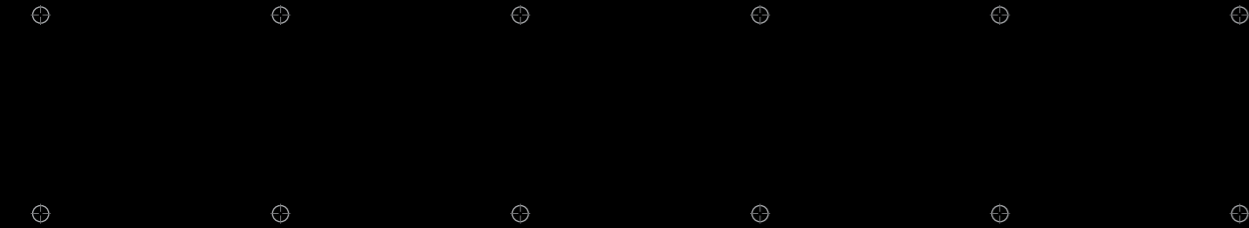


**In Depth Solutions for
Basement Construction**

O'KEEFE



In a market place where it's hard to differentiate from the competition, O'Keefe has a distinguished track record, not only for outstanding quality but also for shaping the way their industry utilises new technology.

Formed in 1970, O'Keefe have established themselves as a market leader in the Construction and Soil Stabilisation & Remediation sectors by applying a common-sense business methodology, supported by constant research and development in supporting technology. This, along with their client and partner-centric approach has led the company to increase turnover and market share year on year for the last four decades.

When O'Keefe Limited was founded, the UK construction industry was still using traditional, manual methods that were labour intensive, expensive and time-consuming. Having extensively researched alternative methods abroad, O'Keefe discovered machinery that would revolutionise processes, discovering equipment specifically designed for tasks such as pile breaking, placing concrete in slabs, soil stabilisation and 3D ground modelling. The benefits this equipment could offer were numerous – projects were made far simpler, safer, accurate, and cost efficient.



Silken Hotel, The Strand, London

Working in conjunction with the demolition contractor on this island site in Westminster, O'Keefe undertook a complex temporary works and bulk excavation scheme to ensure the five story Portland Stone façade was protected via extensive underpinning and stabilisation works whilst undertaking a nineteen meter deep excavation. This project included the design and installation of the contiguous piled wall and multiple levels of temporary works working within an eleven millimeter movement tolerance.

“This is an excellent example of the successful application of the basic rules of deep excavation to minimise settlements to existing buildings, underground railway tunnels and an existing underpass. The main excavation required the removal of existing buildings and the retention of a five storey outer wall to much of the perimeter at the Silken Hotel at 335 and 336 Strand in central London. The works were completed by O'Keefe Construction without delay, without any excessive movement of existing structures or services by continuous employment of skilled supervisors and engineers.”

Malcolm Puller, Author of Deep Excavations



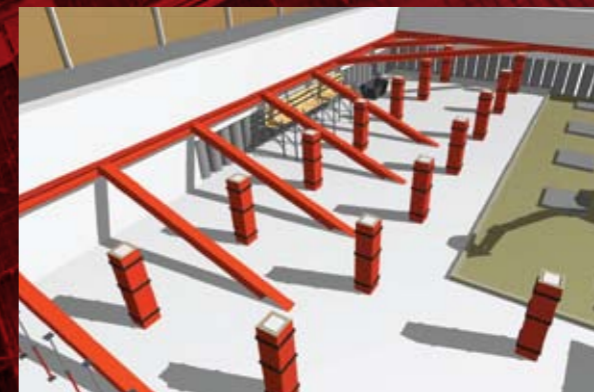
O'Keefe Pre-construction Consultation

Clients who utilise the skills and services O'Keefe have to offer by early involvement on a project can ensure added value is brought to the process. To deliver value for money O'Keefe use various cost planning tools as well as offering a design service and comprehensive advice for all elements of the construction process, including but not limited to:

- Complex Demolition
- Earthworks and Temporary Works strategy
- De-Watering
- Cost planning
- Programming
- Temporary Works Design
- 3D Modelling
- Buildability
- Waterproof strategy
- Movement Criteria
- Party Wall Agreements
- Piling Strategy
- Site investigation

Self Storage Facility, Wandsworth

Acting as Principal Contractor, O'Keefe undertook the design and build contract for this 65,000m³ basement. Works included the bulk excavation, temporary works design and installation, contiguous piles wall, bearing piles, the waterproof design and Reinforced Concrete. To minimise total tonnage of temporary works, perimeter walls were hung top down from a capping beam level to minus six meters to facilitate additional stiffness, therefore allowing the waling beams to be fixed directly to the permanent works. By employing O'Keefe, the client had a one stop shop for their basement delivery.

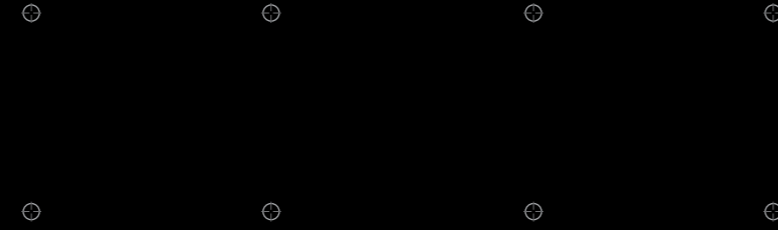




O'Keefe Construction Services

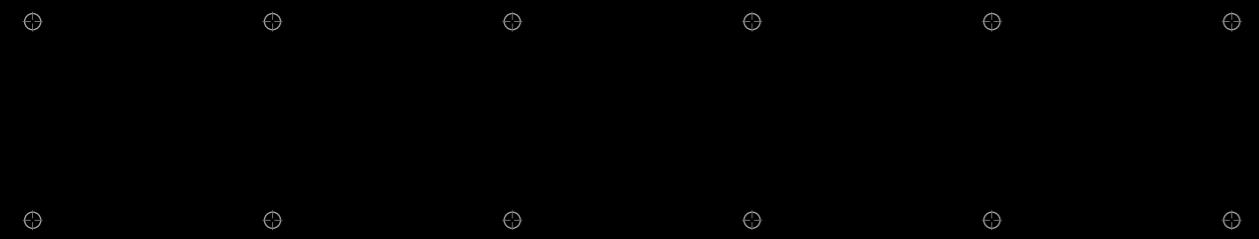
O'Keefe are capable of undertaking the full basement package on a design and build basis or via traditional contract methods. With over forty years experience working on some of London's most restricted sites, they have a proven track record of the following construction services:

- Demolition
- Temporary Works design and Installation
- Piling
- Geothermal installations
- Bulk earthworks
- Waterproofing
- Reinforced concrete
- Top down construction
- Caissons and headings
- Facade retention
- River wall restoration



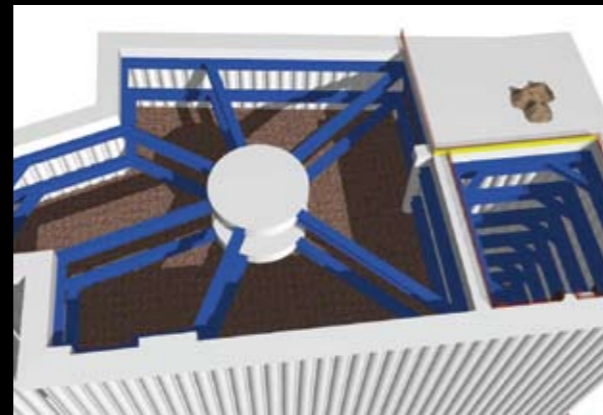
Residential property, Knightsbridge

Employed as the Principal Contractor on a design and build capacity, O'Keefe carried out the construction of this eighteen meter deep basement including five levels of temporary works at this exclusive London address. In addition to the complexity of the depth and restricted area of works, the secant piled wall was installed on a radius with a geothermal heat-source application contained within its structure.



O'Keefe Basement Solutions

O'Keefe are engaged in a number of ways from domestic sub-contractor to client partner, with design and build capabilities for basement construction second to none. Offering fixed price, lump sums for guaranteed cost certainty delivered to agreed programmes along with full warranties. O'Keefe's experienced Project Management team work on schemes that include a wide range of applications including underground sub-stations, commercial space, transport interchange and private residences. Their basement skill set is applied to projects ranging in value from £100,000 to £20 million.



Call Centre, Bow

This nine meter deep basement was constructed with a perimeter sheet piled wall, braced using horizontal 900mm struts with centrally supporting plunge columns installed from ground level. The sheet piles were the preferred method due to a particularly high water levels within the terraced gravels.



Group Services



Enabling Works

Demolition, Bulk Muck Shift & Pile Mats



External Works

Surfacing, Paving & Hard landscaping



Ground Works

Foundations, Drainage & Services



Sub-Structure

Temporary Works & Insitu RC Packages



Structural Cores & Topping

Insitu RC Frames, Cores & Toppings



Structural Alterations

Structural Works Packages
& Retained Façades



Soil Remediation & Stabilisation

Ground Engineering, Stabilisation
& Remediation



Hydraulically Bound Materials

Soil Recycling Technologies



O'Keefe recognises that their business processes must be innovative in order to deliver the highest benefit to their partners and clients. With a corporate ethos that encourages ownership of both the risk and rewards inherent to the scale of projects they deliver. The honest and open dialogue that project teams develop with their clients is key to ensuring that focus is kept on the construction process and commercial benefits of the design.

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The O'Keefe Group Of Companies

O'Keefe Construction (Greenwich) Limited

O'Keefe Soil Remediation a division of O'Keefe Construction (Greenwich) Limited

O'Keefe Utilities Limited



O'KEEFE

Civil Engineering Contractor