

SAP Labs

Bangalore, Karnataka, India



Project
Corporate Campus

Client
SAP Labs India Pvt. Ltd

Value
value in INR

Assignment
Project & Construction Management & Management Contracting

Completion
Phase I – Complete (Oct, 2003)
Phase II – Complete (March, 2004)



SAP Labs India Pvt Limited established operations in India in 1998. The last four years saw SAP labs grow immensely, located in the Multi-tenanted International Technology Park at Whitefield – the Technology Park that boasts of the highest specifications on offer. With an ever-growing employee base that has reached approx. 700+, SAP Labs decided to set up a state of the Campus that would reflect their brand image in India.

The Campus envisioned to spread across 21 acres has been conceived to eventually have a Total Built up Area of approx. 500,000 sq. ft. that makes it one of the most prestigious IT Campus Developments in India.

Bovis Lend Lease received the award over competitors that included those among the best in the business amidst stringent evaluation procedures and through excellent client references.

The award involves Project & Construction Management Services & Management Contracting (General Contractor) for the initial two phases of this state of the art Campus.

Phase I – 220,000 sq. ft.

Phase II- 160,000 sq. ft.

The project being of this significance demanded the best of the Project Delivery Teams in place with RSP as the Architects, dwp Interics as the Interior consultants.

Bovis Lend Lease, assumed **Single Point Accountability as Campus Manager** bring on board Larson & Toubro (L&T) regarded

as the best in the business for Base Construction Works.

The services of Bovis Lend Lease commenced with facilitating the client's property selection reviews & recommendation with an emphasis on Due Diligence, constructability & availability of resources (Power/Water). The BLL involvement through these feasibility studies accelerated the process that helped gain valuable time in the tight completion schedule.

The Project conceptualised by a German Consultant (HAUSSLER), whose report defined the SAP standards of corporate environment and formed the basis of the entire design evolution. BLL with its understanding of the Indian Conditions played a key role in translating the report with regard to the Indian Context.

The detailed concept was evolved in a highly charged two weeks that involved co-ordination & management of the highest degree involving all members of the project delivery team and also the globally spread clients project team. The whole process of design review, conference calls & communication / incorporation of changes were immensely facilitated by the use of BLL's proprietary web enabled interface "Project Web"

The entire pre-construction process was compressed and finalised in 45 days – a huge achievement for the entire project delivery team.

The momentum gained in the pre-construction process was moved onto the next phase with a Guaranteed Maximum

Price (GMP) submitted; with refinement and value engineering happening at various stages and construction commencing in October.

Bovis Lend Lease with the experience & thorough understanding of the various duty benefits and regulation mechanisms available to SAP Labs by being an export oriented unit leveraged the maximum value possible to the client.

Bovis Lend Lease displayed its scheduling expertise in ensuring material / equipment delivery timelines despite the legally complex procurement mechanisms that exist in India.

Construction And Ground Breaking in the campus area of 21 acres started amidst tough challenges like shifting of HT line; authority approvals. BLL demonstrated the control of the situation and successfully completed the milestones ahead of time.

The commitment of BLL was evident in the deployment of the resources and the skill sets of the various people involved.



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Some Unique features of the project include

- Grand Natural Entrance with cobble stones and landscaping.
- Revolving Door and Grand entrance called Solarium giving SAP the corporate image



- Area of **Curved Suspended Spider Glazing** is the largest that has been heard of in India. Panels of size 3 m by 1.2 metres were erected through pre-planned voids in between scaffolds on either sides. Mechanical ways of erecting panels were achieved.



- Creation of an **Interior Open garden environment** in the workplace through landscaped courtyards and water-bodies; covered with Skylight.



- **Recreation Zones** – Tensile structures sent among the landscaping that compliments the openness of the entire campus



- **Skylight and Construction Methodologies for the same.** Protracted discussions took place with the vendor on the same; resulting in the creation of a value engineered solution - working platform at 15 m height; reduction in the use of scaffolding material; reduction in cost & time and achieving safest ways of working resulting in 100% compliance to global safety standards.



- **Tension Rod assembly & Suspended Glazing** in front of the Reception Block – First of its kind in India.

