

The University of Birmingham – European Research Institute - Refurbishment



COMPLETED PROJECT

Key Details

Client: The University of Birmingham

Sector: Educational

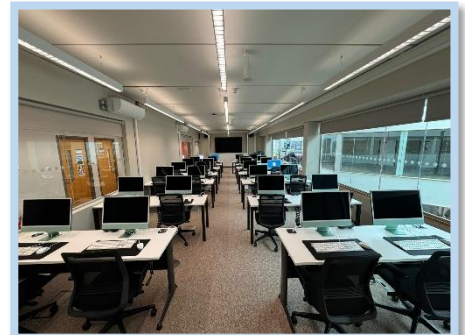
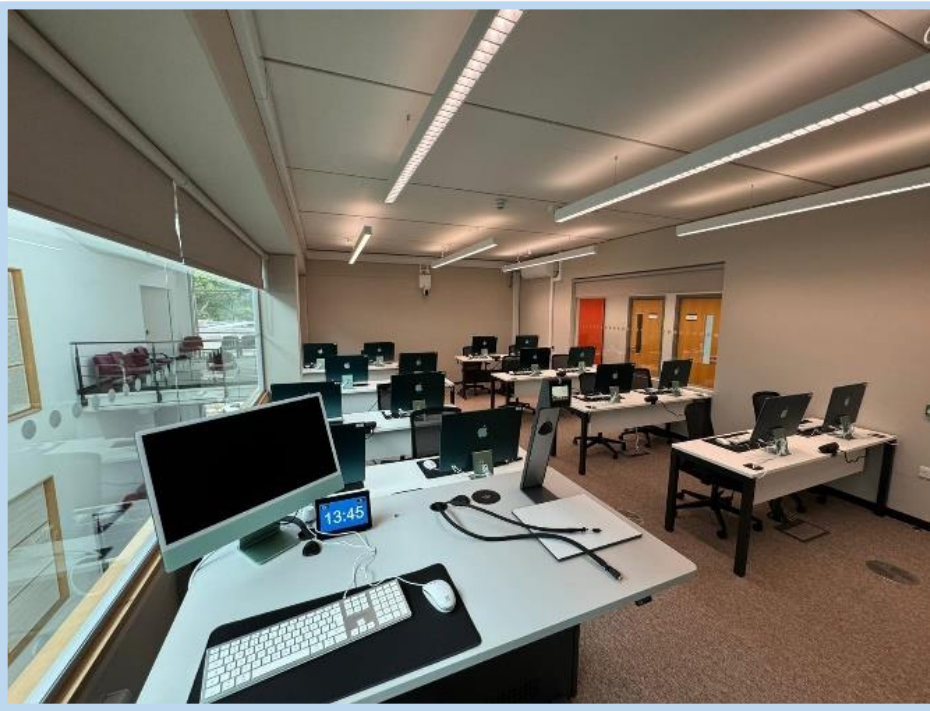
Location: Main Campus

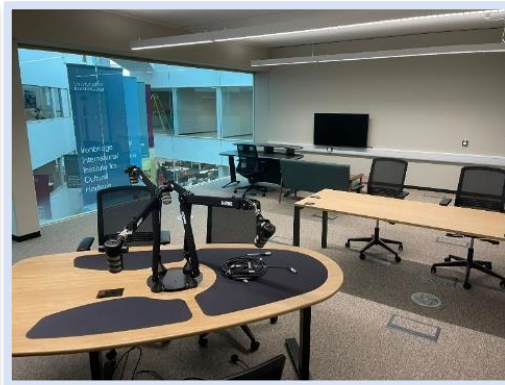
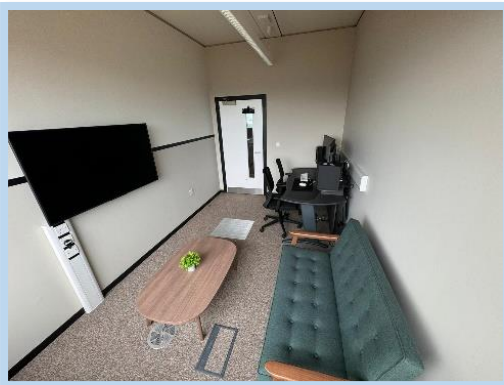
Principal Designer: Drees and Sommer

Contract Sum: £837,017.00

Contract: JCT Intermediate Building Contract with
Contractors Design 2016 Edition.

Contract period: 10 Weeks





The project consists of the refurbishment to teaching and research spaces within the ERI Building within the University of Birmingham. Alterations and improvements to acoustics, power, data and building fabrics are to be completed as per the design drawings.

Project Restraints:

- Due to time constraints, the project had to commence without a full design in place. We had to work closely with the consultants to manage the programme and prioritise design elements in conjunction with our sequencing and progress.
- The project had to be completed by a specified date due to pre-planned teaching arrangements as part of the new term.
- The works took place within a live building. The team had to manage access and egress while ensuring emergency routes were maintained. Particular tasks had to be managed through end user coordination to ensure the safety of the building users. This included high level works within the atrium.
- We had to work closely with the consultants to adapt the design to site constraints.
- Acoustic requirements to rooms were Rw(DB) 70 and Rw(DB) 50.
- Daily communication between the site manager and building manager.
- Working at height within the building atrium and working upon the building room that had no existing fall protection measures in place.

Project Scope:

- Contractor Design Portion (CDP)
 - Design to achieve DB requirements
 - Data
 - Small power
 - Lighting
 - Fire Doors with security controls
- Partial BIM Project – Point Cloud Scanning Only
- Strip out and demolition of existing walls to construct acoustically design spaces.
- Construct new acoustic walls from slab to soffit.
- Reinstatement of computer access flooring
- Installation of acoustic glazing over an atrium
- Installation of fire door sets
- Mechanical: New AC system. Air circulation ventilation system with attenuation.
- Electrical: New DBs with AFDD's, New sub mains, New power and data, Relocation of existing power and data, Temporary power supplies, Fire alarm alterations, New access control system.
- Decoration
- New carpet, ESD tile and vinyl flooring.
- Sparkle clean
- O&M compilation