



University of Reading: Chemistry Lab

Keen to expand its chemistry activities at its Whiteknights Campus, the University of Reading (UoR) and its project manager, Bailey Partnership, sought a contractor able to refurbish an existing laboratory and adapt two adjacent rooms to create space for storage and lockers.

Solution

The UoR awarded the £400k 12-week contract to its trusted framework partner Building Solutions (the specialist building and refurbishment arm of VINCI Facilities) in recognition of the firm's track record of success with previous projects for the university.

Now complete, the following proved vital to the efficient delivery of the refurbishment:

Delivering value

Numerous initiatives were introduced to deliver maximum value for money for the university. For example:

- » The works specified for the metal control dials of the 48 fume cupboards to be hand painted. However, Building Solutions recognised that the finish wouldn't be ideal and therefore worked with its supply chain to source powder coated alternatives. By removing the need for time-consuming painting by hand, the alternative product was delivered for no additional cost.
- » Various laboratory doors were due to be re-veneered; however, recognising that it would be more cost-effective to refurbish the existing veneers, Building Solutions sourced a specialist contractor to conduct remedial works to the doors, in turn creating substantial savings for the client.

Ensuring health and safety

To strengthen safety standards and ensure zero accidents on site, Building Solutions placed a strong focus on planning and early engagement. Examples include:

- » Working with the UoR to secure a certificate of cleanliness prior to commencing works, which evidenced that the site was free of any hazardous chemical residues.
- » Investing in lifting equipment to make sure that 48 large and heavy replacement fume cupboards could be manoeuvred safely from delivery through to installation.

Minimising disturbance

In addition to the works conducted by Building Solutions, the UoR directly employed other contractors to conduct refurbishments on the wider building, including the installation of new lighting and security doors. As the university was required to remain operational throughout the works, Building Solutions agreed to manage the other contractors in order to facilitate a coordinated and considerate approach that would minimise disturbance to the university.

This collaborative approach saw Building Solutions include details of the other contractors' works within its Operation and Maintenance Manual, helping to ensure a streamlined handover to the client.

SCOPE OF WORKS

- » Replacement of:
 - » Flooring.
 - » Hand wash stations, inc. clinical sinks and taps.
 - » Worktops.
 - » Cupboards.
 - » Storage lockers.
 - » Chemical storage cabinets.
- » M&E works, including:
 - » New data and power to lab desks.
 - » Upgrades to 48 fume cupboards, including installation of a new vacuum system and associated pumps, pipework and chiller units.
- » Remedial works to suspended ceilings.
- » Redecoration.

KEY RESULTS

- » Delivered on time and on budget.
- » A customer satisfaction survey saw project manager Bailey Partnership score Building Solutions 10/10 for areas including Collaboration; Understanding the Client's Culture; Compliance; Technical Knowledge; Operational Delivery; Management of Health, Safety and Environment; Professionalism; and Continuous Improvement.
- » Tom Murphy, Director at Bailey Partnership, commented: "I'm very satisfied with the performance of the whole team. They've showed a strong attention to detail in all aspects of the work and a genuine drive to deliver value. Any defects at handover were also promptly addressed."



BUILDING SOLUTIONS



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