



PROJECT
CLIENT
VALUE
CLIENT

KITCHEN REFURBISHMENT
PORTSMOUTH COLLEGE
£840K
THE MARTIN RALPH GROUP



PORTSMOUTH COLLEGE

Portsmouth College is located at Tangier Road, Copnor, Portsmouth, Hampshire PO3 6PZ. It has been the sixth form college for Portsmouth since 1984.

In September each year there are about 950 16-18 students at the College, the majority coming for Portsmouth schools and about 15% from the wider Hampshire area.

SCOPE OF WORKS

The 16 week project started in July 2011 and completed in November 2011. It involved the complete refurbishment of kitchen areas, including new kitchen equipment, new

floors, ceilings, walls, doors, whiterock cladding, drainage adjustments, and new mechanical and electrical services.

Work also covered the replacement insulated cladding, rendering and thermal windows to the Art and Science blocks.

PROGRAMME

The work to critical areas, such as the Art and Science blocks, was undertaken during the summer holiday period to minimise disruption. The kitchen areas were also refurbished during the summer holidays to ensure these areas were operational when the students returned in the new term.

The programme was developed on a room by room rolling basis to ensure that all trades could work simultaneously.



LOW CARBON TECHNOLOGY

The decision for Portsmouth College to undertake this project was largely due to the desire to reduce the building's heating costs and its carbon footprint.

A Kingspan insulated cladding system was utilised to help make the building more efficient - the 'closed cell' insulant has permanent resistance to moisture and air infiltration, therefore providing guaranteed thermal reliability, without degradation, over the lifetime of the building. This ensures that the building envelope and fabric are future-proofed in terms of controlling heat loss, reducing energy consumption and costs, and minimising carbon emissions.

The windows were upgraded to meet current regulations, and were measured and fabricated off site but glazed on site to ensure minimal damage. Cladding panels were all used at a uniform length to minimise ordering issues and reduce waste.

WORKING IN OCCUPIED PREMISES

The project was undertaken whilst the building was occupied, with much of the demolition work undertaken during the

summer holiday period when some of the facilities were used for community activities. Work continued during term time whilst the building remained fully operational.

Clear segregation was used to keep health and safety levels high and to reduce any potential risks, and out of hours working was introduced to keep any disruption to the students' working day to a minimum. Daily liaison between the site manager and facilities manager helped to ensure smooth delivery of the project.

LOCAL LABOUR

Local people were recruited with the help of Randstad CPE (Construction Property and Engineering). A local resident joined the delivery team as site labourer for the full term of the contract, and was offered a pay increase after taking on elements of a management role.

A local roofing company was used, and all site managers involved lived locally.