ICL Blackett and Huxley

Higher Education / Refurbishment

Key Features:

- Two-stage D&B procurement
- Phased works across two buildings
- Occupied research and development areas

Works to the Blackett Building comprised the refurbishment of rooms and corridors on the 3rd and 10th floors. Following strip-out of existing partitions and FF&E; we installed new MEP alterations, finishes and FF&E to reconfigure the existing offices on the 3rd floor and teaching workspaces on the 10th.

Our works to the Huxley building were focused on the 7th floor staff offices. Specifically, we developed three single offices, one open-plan workspace and one multi-purpose room. Additionally, works refurbished the connecting corridor. Our works strategy was always flexible to the requirements of the adjacent staff/students and their R&D activities. One vital element of our disruption mitigation plan was the collaborative planning, client approval and on-site monitoring of activities such as first fix M&E.

Fast-Track, Two-Stage, Design and Build Procurement

Following our successful Stage One Tender, we were appointed to a PCSA to develop the design from RIBA Stage 4 and commence with a robust, open-book, market-testing exercise with our approved supply-chain. Working with the end-users and novated design team, we developed a robust design within the parameters of the allocated budget. Primarily, this comprised working with the College during their Technical Advisor Group meeting and Engineering Review Meetings through RIBA Stage 4. This ensured the College's Engineering teams were brought in during vital stages of the design process to coordinate, review and sign-off key elements.

Mitigating Long-Lead Items During Enhanced Market Challenges

Procurement challenges through this contract included managing long lead-in times for mechanical elements, specifically the radiant panels and BMS lighting controls. Through collaboration with the College, we were able to have designs approved and orders placed earlier than originally agreed in the procurement stage, thereby safeguarding the programme critical path.

Client:	Imperial College London
Project Value:	£750,000
Programme Duration:	10 weeks
Architect:	Penwarden Hale Architects
Quantity Surveyor:	Mortimer Isaacs