ICL L2 & L3 Enabling

Healthcare / Refurbishment

Key Features:

- Strip-out and enabling of laboratory suites
- Phased programme to accommodate site users
- Strict COVID-19 safeguards

Appointed by the College during the COVID-19 pandemic, we provided a strip-out and full enabling works package within the occupied University estate.

Work zones were located on the 2nd and 3rd floors of RCS1 building. These areas were adjacent to occupied teaching, research and other clinical spaces. Additionally, works were delivered to the plant room on the roof of the building.

To ensure the safety of site users, as well as mitigate disruption to their daily routines, we coordinated a phased programme of works. Owing to the disruption that can be caused by strip-out/enabling works, this was crucial. Underpinning this phased programme was the clear forward planning of noisy works, regular communication concerning forthcoming activities and a robust methodology to limit noise, dust and vibration arisings.

Works within an Occupied Building during COVID-19

Owing to the pandemic, enhanced measures were included in our Occupied Building Methodology to ensure the regular site users safety, segregation and continuity of daily activity.

A primary driver of this was the mandatory testing programme we implemented for all on site. Underpinning this was our COVID-19 Return to Work Procedure.

Furthermore, this included an comprehensive internal logistics plan was also agreed with the client. Examples of the wider plan included socially distanced working, a minimum four-point PPE requirement for site operatives and an enhanced daily cleaning regime. Following the phased handover of completed areas, this was underpinned by full deep clean of each area.

Client:	Imperial College London
Project Value:	£650,000
Programme Duration:	24 weeks
Architect:	BMJ Architects
Quantity Surveyor:	Mortimer Isaacs LLP