UCL - BEAMS MAPS

Higher Education / Refurbishment

Key Features:

- Creation of new laser laboratories
- Works adjacent to highly sensitive experiments
- Safely proceeding within COVID-19 guidelines

Currently, we are delivering a comprehensive relocation of the chemistry laser laboratories, within the Christopher Ingold building, for the University College London. Owing to the vibration issues that researchers have experienced within the existing department on the 1st floor, we are creating an entirely new setting for this department's highly sensitive studies within the lower ground floor workshop area. Thanks to this new set-up, researchers will be able to use sensitive laser equipment without the vibration arisings causing detriment to their experiments' results.

Intelligent phasing to reduce disruption

As a result of the occupied status of the building, as well as the ongoing research experiments in close proximity to the site area, we are coordinating a phased delivery programme for this project.

Phase one involves the repurposing of the current lower ground workshop into the new BEAMS MAPS chemistry laser laboratories. This phase includes decanting the existing workshop area into the engineering department within the basement of the Roberts Building.

Following this, phase two will refurbish the newly available areas of the ground and 1st floor. Ours and the clients' shared goal is to provide robust new teaching laboratories for chemistry students.

Internal Works

Refurbishment takes place over three floors, adjacent to highly sensitive research experiments and around live services. Significantly, the new laser suite at the lower ground level requires extensive new servicing and the relocation of existing services. To safeguard live facilities in this occupied building, we are closely collaborating with the building manager and current site users to ensure isolation and shutdown protocols are strictly adhered to.

Owing to these significant challenges, we are collaborating with the client team, current site users and end users constantly. At the heart of our service is a firm desire to ensure works never adversely affect the safety, security or critical learning pathways of students and staff.

External works

In addition to the extensive internal refurbishment, we are coordinating a programme of external upgrades to underpin the modernisation of the College's laser laboratories and teaching suite.

Client:	University College London
Project Value:	£1,800,000
Programme Duration:	44 weeks
Architect:	Wilson Mason LLP
Quantity Surveyor:	AECOM

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Works include the replacement of existing windows, doors and panels. Moreover, new ductwork, services distribution and plant items are to be installed to support the new internal facilities.

Finally, new air-handling plant and chillers / condensers are to be installed for the close-controlled Laser Suite. Consequential modifications to bollards, railings and the air-handling tower maintenance platform will also be delivered as part of these works.

Works within a highly sensitive research environment

Owing to the clinical area in which we are working in, a strict adherence to estate guidelines is being implemented. These regulations synergise with our internal quality procedures, owing to years of refining our operational policy suite to compliment our vast portfolio of works within such environments.

Amongst several agreed methods is the robust protection of noise, dust and vibration arisings. As a result of the nearby research facilities, this is viewed of a critical success criterion. Three-stage tack mat systems are installed at the entrance to each separate site area to limit spread of dust, and suitable signage and safety points are to be set up. Particular care is to be taken to prevent dust and debris spreading out of the works area including the taping of doors as required. Dust extraction systems, dusmo and water suppression is also being utilised to minimise the amount of airbourne dust produced.

Monitoring, review and refinement of the above is in constant operation. During our weekly site meetings with the client team, this is a key topic of discussion, to ensure the College is entirely satisfied with our safeguarding measures.

Working within the COVID-19 pandemic

Due to the COVID-19 outbreak, we agreed with the client a new programme of works. This was essential, to safeguard all construction operatives, key College workers and general public around the site. Through collaboration with the client team and our dedicated supply-chain, as well as strict adherence to the current government guidelines, we have agreed a robust new programme to ensure a timely practical completion date. This safeguards the quality of the works onsite, whilst at all times treating health and safety as paramount. Social distancing, clear segregation of those onsite and enhanced cleaning regimes are just a few of the numerous safeguards we have agreed to implement with the College.

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