S1880 – XAVARIAN COLLEGE, REPLACEMENT SCIENCE BLOCK.

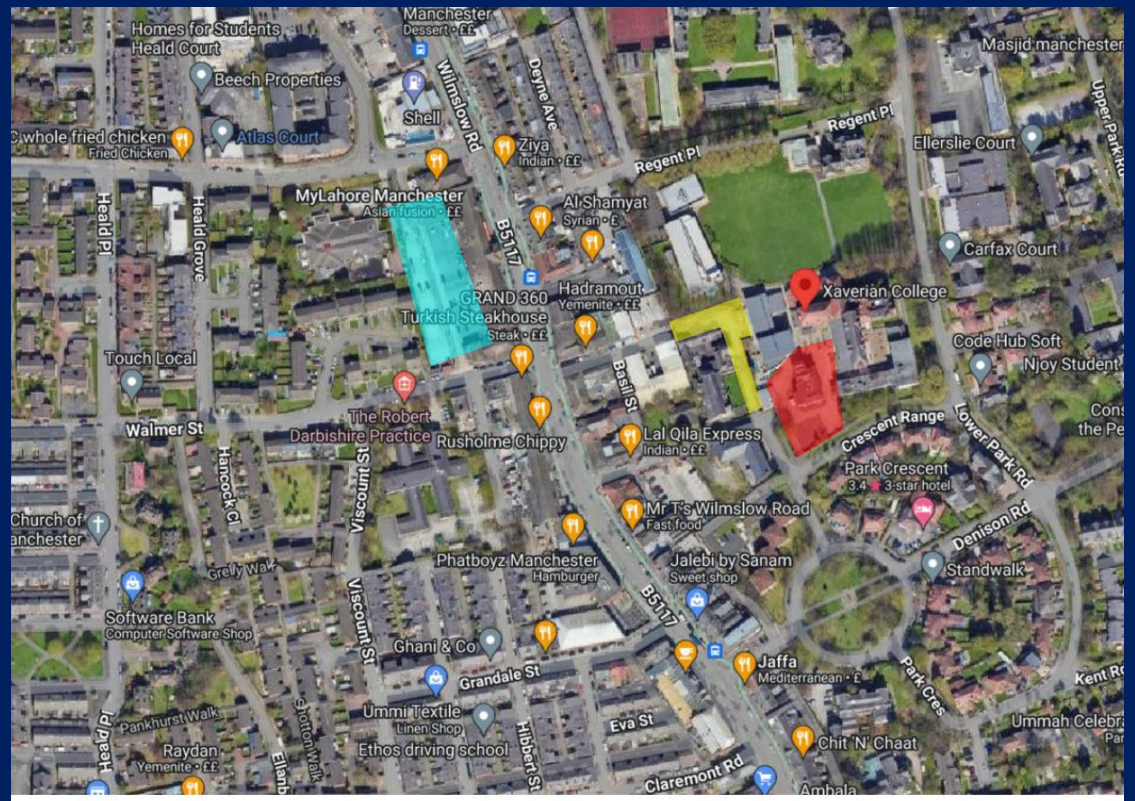
Seddon

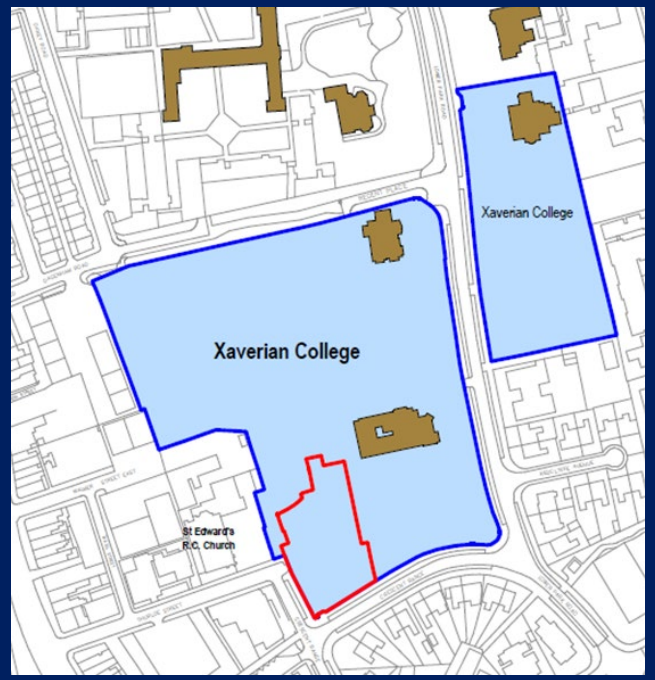




2 STAGE TENDER STRATEGY REVIEW – 16.01.24

SITE LOCATION





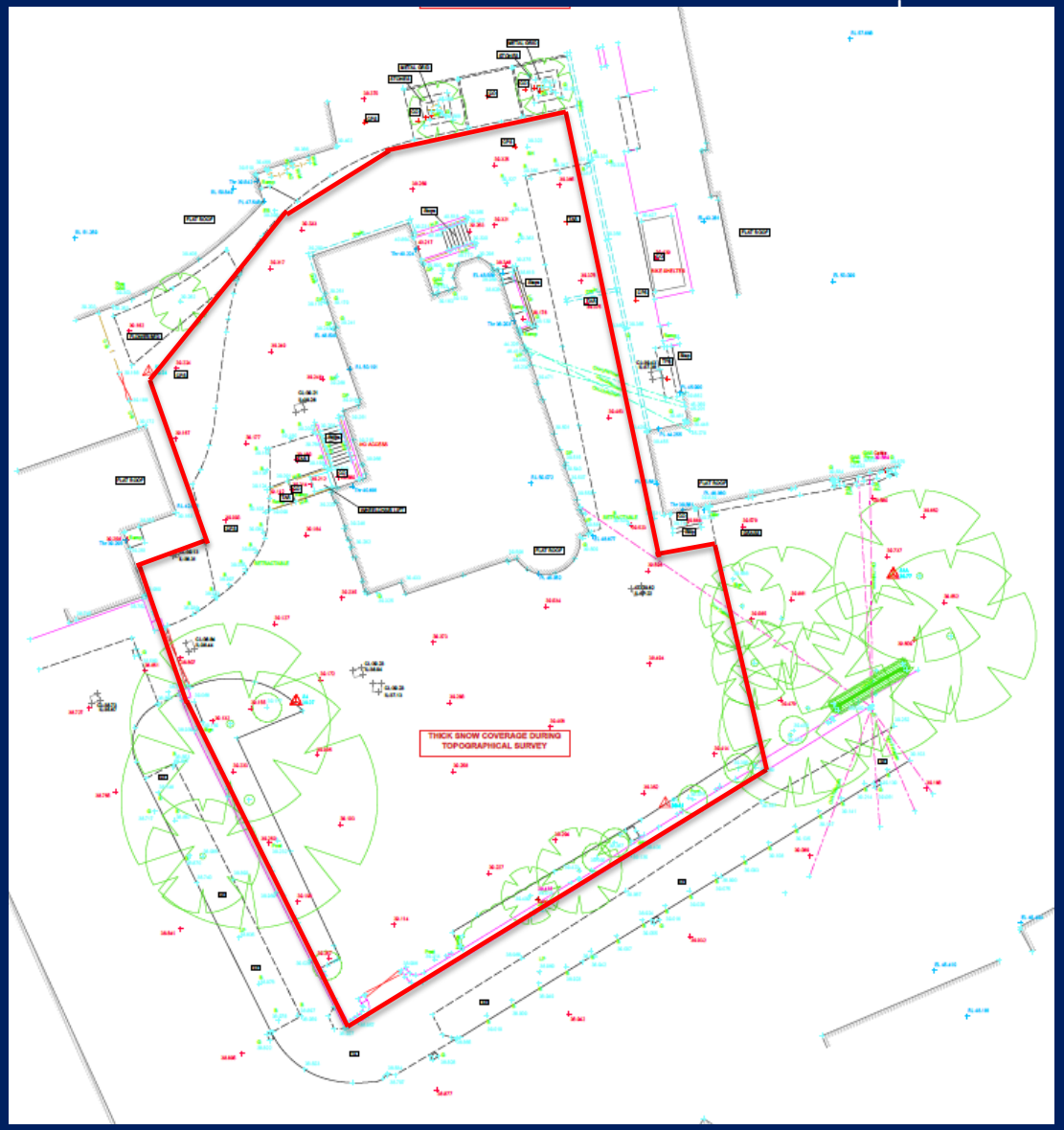


KEY LOGISTICAL CHALLENGES

Existing building to be demolished

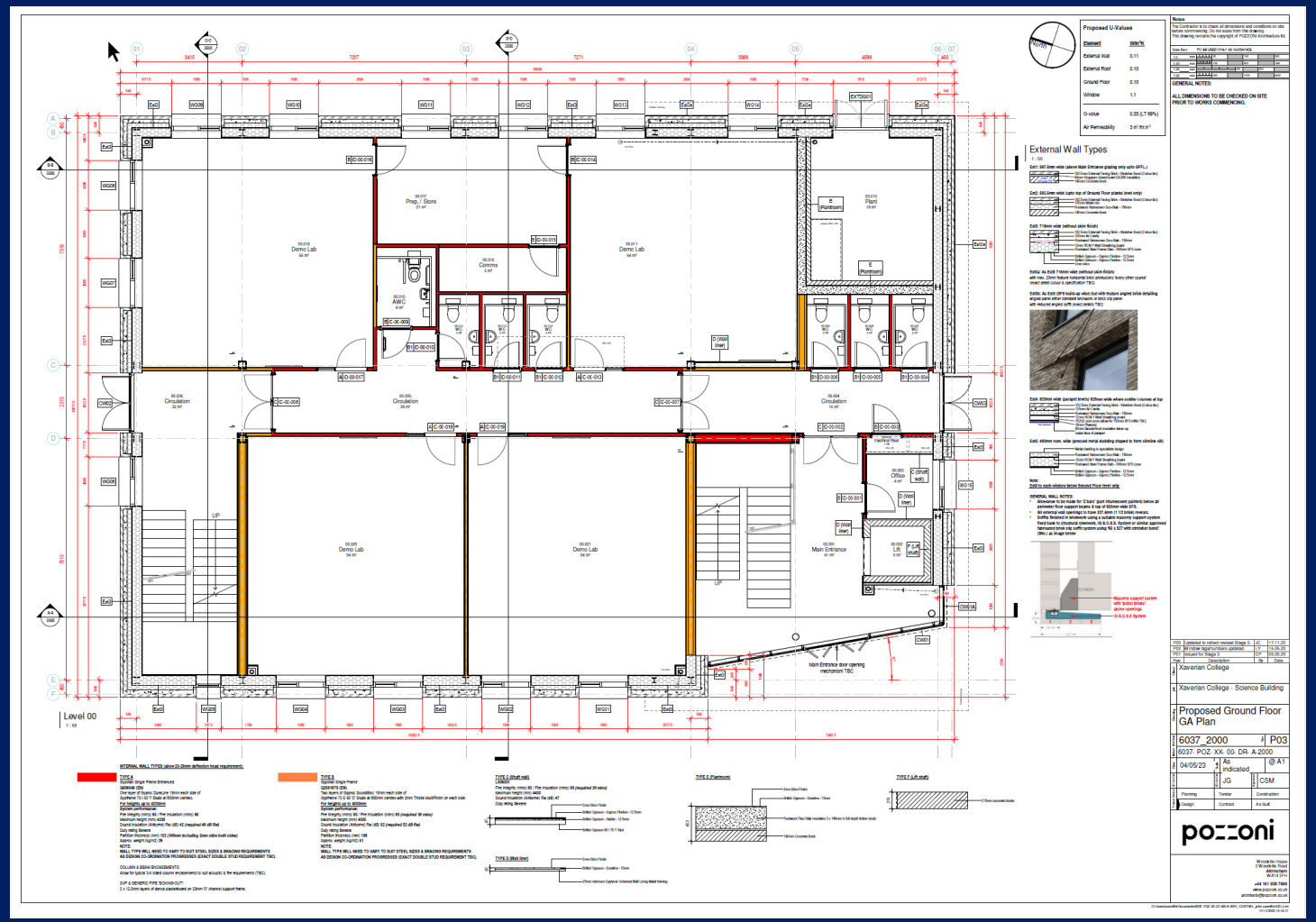
- Close proximity of surrounding buildings
- Segregation of staff / students
- Service isolations and diversions prior to demolition
- Historic building features to be carefully removed within demo period
- Demolition waste removals from site
- Noise & Dust control – site bounded all sides by residential, educational & catering facilities.
- Cranage Location and movements
- Articulated Vehicle movements
- Site Operative/Staff Vehicle parking and movements.

CONSTRUCTION SITE BOUNDARY PLAN AS DEFINED BY ARCHITECT



Construction site boundary
As defined under the contracted works

THE PROPOSALS



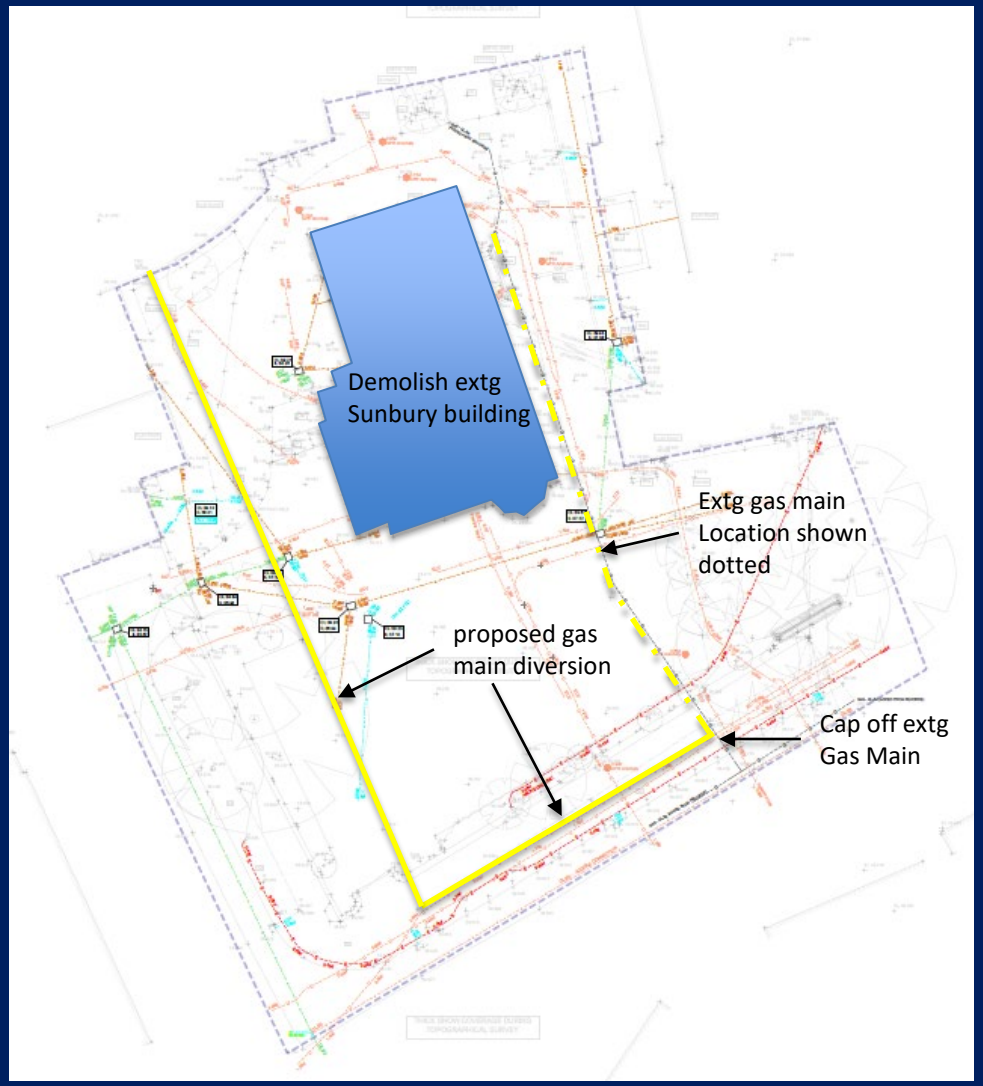
THE SCOPE

The clients brief for the new science block includes providing accommodation for the following facilities:

- 4 no. Science practical labs.
- 8 no. Demonstration labs.
- 1 no. Prep room per floor.
- 1 no. Chemicals store per 2 science practical labs.
- Sufficient WC, store, plant and cleaners' provision to comply with occupancy and statutory regulation requirements.
- Circulation provision including an 8-person lift.

Total GIFA = circa 1354sqm.

THE ENABLING WORKS



THE SCOPE

Isolate and cap off extg utilities -

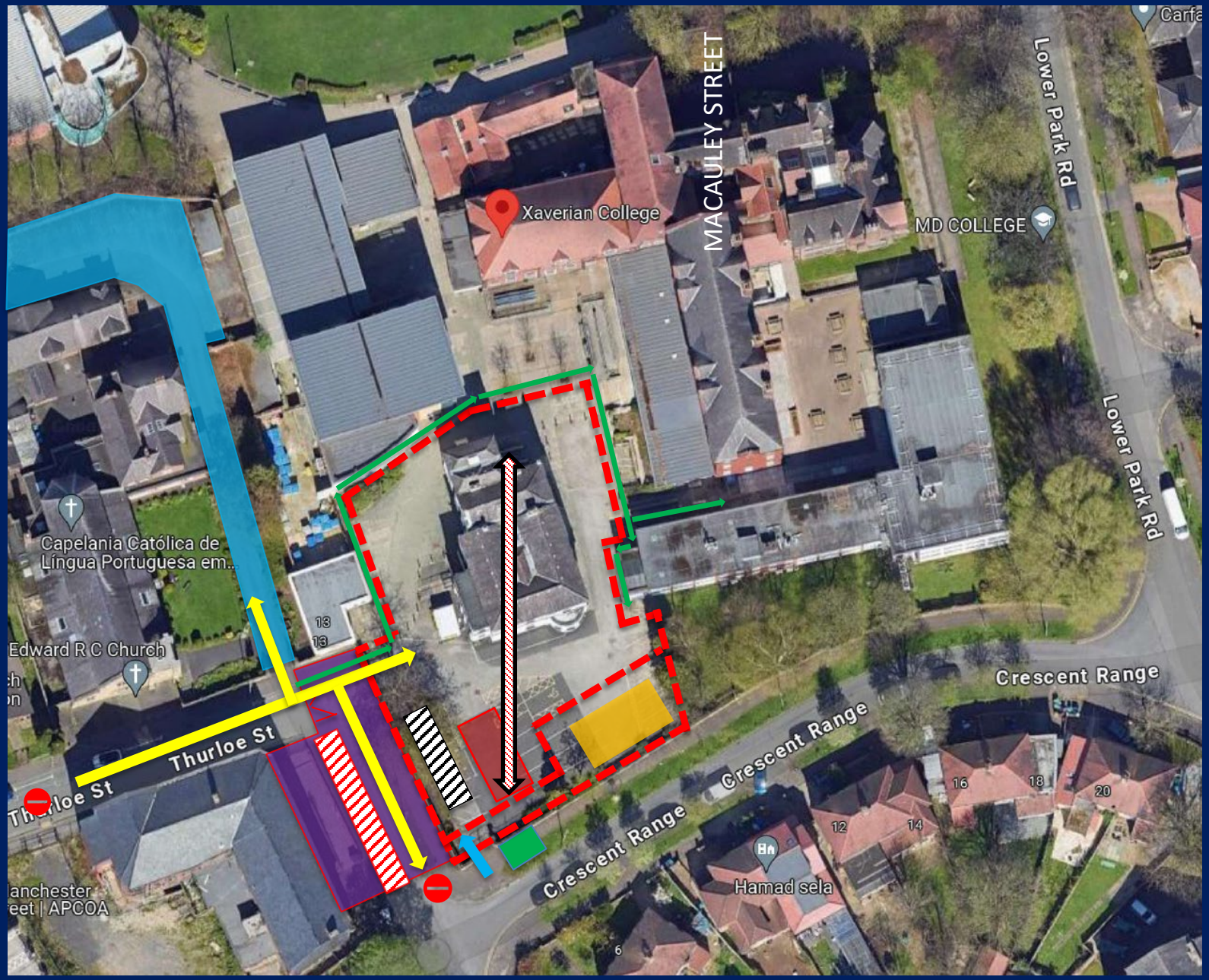
- Gas to be diverted
- Water to be pulled back to compound area and utilised for site temps
- Electric to be pulled back to compound area an utilised for site temps

Strip out internal features of Sunbury (historic watching brief required)

Demolish Sunbury, grub out basement.

Infill ground and remediate where required

SITE LOGISTICS – TRAFFIC MANAGEMENT PLAN



Seddon

- Solid Hoarding (Ballasted)
- Loading / Unloading Vehicles
- Site accommodation
- Mobile Crane location
- Crane Jib
- Skip location
- Fire Muster Point
- Vehicle routes
- Pedestrian routes
- Pedestrian route (college deliveries)
- Road Closure required from end March (subject to MCC approval, application submitted 05/02/24)
- Displaced college staff parking