

Wexham School

New Roof, Curtain Wall Installation,
& Associated Works

PROJECT DETAILS

CLIENT Slough Borough Council

PROJECT Wexham School

LOCATION Slough SL2 5QP

START DATE 26 May 2020

DURATION 24 Weeks

END DATE 30 October 2020

VALUE £401,125

RTM Single Stage Open Procedure

CONTRACT JCT Intermediate
Building Contract - Contractors
Design 2016

ROLE Principal Contractor



PROJECT SUMMARY

Wexham Secondary School in Slough is situated in a highly residential neighbourhood and is home to more than 700 pupils. In recent years, the roofs above the Admin, Canteen and Maths blocks had begun to fail and take in rainwater. Existing Windows and Fire Doors no longer met current standards and intrusive surveys detected significant patches of wet rot.

Working collaboratively with the Council and the School Management Team, we sequenced the programme of works to ensure that (i) the Admin and Canteen blocks could operate and deliver without any reduction in essential services and (ii) the most disruptive elements of the work could be undertaken and completed during the mid-term holidays without any disruption to the well-being, learning and development of the school's pupils and management staff.

Working at height, safeguarding pupils, collaboration with school management teams, responding to previously unforeseen circumstances and working closely with specialist Suppliers, Fire Safety Engineers, Structural Engineers and Building Control Officers were all key considerations.

SCOPE OF WORKS

- ▶ Scaffold design & erection
- ▶ Installation of a new waterproof (Bauderflex) roof system comprising elastomeric bitumen capping sheet and underlayer, rigid foam insulation faced on both sides with aluminium foil and a bitumen air and vapour control layer
- ▶ Installation of new rooflights, lightning protection, roof edge protection, handrails, drainage gutters, soffits and fascia
- ▶ New aluminium curtain walling and associated surrounds, sills, headers and plasterwork
- ▶ New aluminium fire resistant doors and frame sets and associated magnetic control & safety devices
- ▶ Additional structural design and installations to remediate the absence of lintels and achieve fire compartmentation in compliance with current Building Regulations

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CRITICAL SUCCESS FACTORS

- ▶ Subject to daily inspection, our scaffold was designed in full compliance with NASC and Working at Height Regulations. It was segregated from the pupils and visitors by Heras fencing which incorporated debris netting and monarflex protection over entrances and exits. Standards were boxed to prevent pupils climbing and all access gates were kept lockfast during the works. Access Ladders were inspected daily and securely locked away when not in use. Our site management team attended a number of morning assemblies and presented tool-box talks on Scaffold and Construction Hazards for pupils and teachers.
- ▶ Adjusting our programme and schedule of works so that the most disruptive work elements were undertaken during the half term holiday was warmly received and highly appreciated by the school management team who acting collaboratively, were sympathetic to our requests for access during term time. We cultivated a first class rapport with the school management team and we were delighted to receive 100% Overall Satisfaction in our post-completion Customer Satisfaction Survey.
- ▶ We specified and installed a market-leading Bauderflex Roofing System complete with manufacturer backed guarantees and insurance backed collateral warranties. As an approved installer, we organised the buying sequence and supply of materials to facilitate the unorthodox build sequence.
- ▶ During the works, we uncovered localised areas of wet rot which were remediated and warranted by an approved subcontractor specialising in rot remediation. Agile procurement practices and working with a pre-approved, specialist subcontractor enabled the unforeseen rot works to go ahead quickly and with zero detriment to the overall programme.
- ▶ During the fire door installation, we discovered void spaces above the door headers. We collaborated closely with the Supplier, the Fire Safety Consultant, the Building Control Officer and the Structural Engineer to design and frame out the void spaces and create fire compartmentation which met the current building regulations without jeopardising fire safety, the manufacturer's guarantee or the collateral warranty.