

# Southampton City Council Regents Park College Roof Improvements



## PROJECT DETAILS

**CLIENT** Southampton City Council

**PROJECT** Regent Park Community College

**LOCATION** Southampton, England

**RTM** Open Tender

**CONTRACT** JCT Minor Works Building Contract 2016 Edition

**VALUE** £413,000

**ROLE** Principal Contractor

**END DATE** January 2024

## PROJECT SUMMARY

### HISTORY

Regents Park Community College is a mixed Comprehensive School in West Southampton, serving a diverse community of approximately 730 students. The school was experiencing severe leaks and water damage in several of its classrooms, corridors and dining hall and required extensive replacements and remedial works to flat and pitched roof areas to mitigate issues and improve energy performance.

### PROJECT DELIVERY

Crucial to the success of the project was enhancing the building's thermal performance. An overall u-value of 0.16W/m<sup>2</sup>K was achieved by using effective materials coupled with quality management processes that ensured effective insulation and thermal bridging eradicated. We also proactively addressed issues such as dampness, mould, and general deterioration caused by the leaks.

Other remedial works included replacing glazed roof lanterns, redecorating windows, removing and capping redundant chimney stacks, carrying out masonry repairs, and replacing a gable wall.

Quality management and coordination with the college's activities was a cornerstone of our project delivery strategy, facilitated through weekly meetings with AECOM and the college's representatives as well as the adoption of our Field View Quality Management platform. This ensured

### AT A GLANCE:

- ▶ Roof Replacement and Energy Performance Improvements to Live School
- ▶ U-Value improved to 0.16 W/m<sup>2</sup>K delivering improved energy efficiency
- ▶ Value engineering produced £51,000 of cost savings
- ▶ Delivery of social value benefits
- ▶ Daily engagement with School Representatives
- ▶ Project delivered on time and under budget

ongoing communication and issue resolution, guaranteeing adherence to quality standards. Furthermore, daily briefings allowed for immediate updates and task assignments, while monthly progress meetings offered a comprehensive overview of advancements and challenges.

Zero defects were achieved in this scheme by seeking formal approvals from key stakeholders, including the client, school stakeholders and McConnell.

### COMMUNITY BENEFITS

45% of the project works value was delivered by local supply chain partners and we directly employed two local operatives. We provided and funded seven weeks of CITB approved training for the local workforce, enhancing their skills and future employability. Additionally, we gave a significant monetary donation to help a local hospital initiative that was being supported by the college.

# Southampton City Council Regents Park College Roof Improvements



## SCOPE OF WORKS

- ▶ Extensive Investigative Surveys
- ▶ Timber Repairs
- ▶ Redecoration of Bell Cote Tower
- ▶ Works to Chimney Stacks
- ▶ Roof Tile Replacement to Blocks 1 & 2
- ▶ Brickwork Repairs
- ▶ Repointing Works
- ▶ Redecoration to Windows
- ▶ Leadwork & Glazing Repairs to Roof Lantern
- ▶ Replacement Rainwater Outlets
- ▶ Liquid Waterproofing Membrane System

## CRITICAL SUCCESS FACTORS

- ▶ Logistics plans, and delivery schedules were crucial in maintaining the school's smooth operations, especially with a constrained site and a busy entrance. A detailed strategic delivery schedule was aligned with project milestones and a 'just in time' delivery model was implemented. This strategy ensured disruption was minimised during peak times (student drop-off and pick-ups) and designated delivery zones minimised interference with daily school operations.
- ▶ The strategic placement of the 'administration hub' eliminated the need for teachers and visitors to park off-site at the college. Positioned within the compound, the hub maximised accessibility, providing convenient on-site parking.
- ▶ Complex roofing configurations, compounded by adverse weather conditions meant water had

leaked into multiple classrooms prior to possession of the site. To assist the college, we implemented temporary waterproofing measures, to ensure classrooms remained in operation thereby minimising disruption to pupils and teachers.

- ▶ A number of remedial activities were carried out outside regular hours which showcased our commitment to minimising disruption to the school's activities.
- ▶ The McConnell team implemented strategic sourcing initiatives which resulted in substantial cost savings across various procurement categories, without compromising quality or performance. For example, by a simple change of material specification to roofing elements a saving of circa £20,000 was generated to be invested in other critical areas of activity.
- ▶ Value engineering savings were reinvested to replace rainwater goods instead of repairing them, as originally specified. This improved the life-cycle span of the works, and reduced future responsive and planned preventative maintenance requirements.
- ▶ With our continued drive for improvements and client satisfaction McConnell undertook approximately £51,000 worth of additional work, enhancing the project's scope and demonstrating our commitment to providing comprehensive solutions whilst delivering a project 10% below the original budgeted cost.
- ▶ The requirement for mandatory DBS checks for all supervision and workforce was carried out during the pre-commencement period, thereby avoiding unnecessary resource delays.