

The University of Birmingham – The Barber Institute of Fine Arts – Refurbishment of Grade 1 Art Gallery



COMPLETED PROJECT

Key Details

Client: The University of Birmingham

Sector: Educational

Location: Main Campus

Principal Designer: Associated Architects

Contract Sum: £1.54M

Contract: JCT Intermediate Building Contract with contractor design

Contract period: 15 weeks.

Procurement Route: Competitive Tender





The refurbishment of the Lady Barber Gallery in the grade one listed Barber Institute of Fine Arts Gallery at the University of Birmingham including a plant room upgrade.

Project Restraints:

- The project was mobilised in two days from notification of award to being on site commencing works.
- The programme is 15 weeks with no movement to expand due to an art exhibition that's pre planned.
- Grade 1 listed building.
- Each element of works has a methodology developed and reviewed by conservation prior to commencement.
- High security building. All site operatives have company ID given to them by us for visibility and clarity of the operative. All operatives are escorted into and out of the building at set times.
- The working area and transit routes are under negative air pressure to prevent the spread of dust.
- No materials can be bigger than 3m in length. All materials have to transit to the work area via a lift.
- Installation and management of temporary plant while the monitored plant is isolated and worked upon.
- Management of noisy tasks around student lecture timetables.
- Monitoring of vibration due to the close proximity in priceless artwork.
- Daily meetings between our site manager and the building facilities manager
- Management of embedded heating pipework withing concrete floors and masonry walls.

Project Scope:

- BIM Project
- Strip out and demolition of masonry and stud walls, concrete and timber floors, existing services, fixtures and fittings.
- Construction of new FR and Acoustic stud walls and ceilings.
- Installation of new steels, steel plant room deck.
- Creation of 2 new plant rooms.
- Mechanical installation: AHU's, Close Control Units, Humidifier, LTHW MCW ChW distribution, Ducting, BMS, Damper Replacements, Drip tray installation.
- BWIC with services: Core drilling, Penetrations through concrete roof, damper compliant openings, weather proofing.
- Electrical Installation: Isolation and relocation of existing services, New lighting, New power and data, New sub mains, Temporary power supplies. Relocation of existing lighting controls.
- Installation of new concealed doors, sliding doors, standard fire door, glazed doors and associated joinery and ironmongery.
- Installation of oak flooring in controlled environment.
- Manufacturing and installation of a CAT ladder.
- Decoration
- Sparkle Clean
- Matterport Scanning
- Point Cloud Scanning
- O&M compilation.
- Thermal Imaging Monitoring