

**Project name:** Configuration of Lab 8

Quick facts	
Project value	£150,000
Client name	Mark Fellowes- Head of School of Biological Sciences
Work start date	21 <sup>st</sup> April 2014
Completion date	6 <sup>th</sup> June 2014
UoR project manager	Paul Harding      ☎ Ext 7284      📧 p.a.harding@reading.ac.uk
Wren no., Building name, building no.	1358792, Harborne, W031

**Project stakeholders**

*Client:* - Mark Fellowes

*Contractors:* Knowles and Son

*Consultants:* - Ridge and Partners, The AED Practice

*For the University:* - Paul Harding, Fiona Brown (Harborne Building Manager)

**Project brief:** Convert the existing dilapidated suite of Labs in Harborne into an office and study space accommodation for the School of Plant Sciences.

**Project benefits:** Because the contractor, Knowles and Son achieved the work in programme, it allowed the decamp of staff from the 2<sup>nd</sup> floor of the Lyle Building to move sooner than expected. Subsequently, a similar project within Lyle was able to start early.

**Progress/work schedule:** Initially set at 7 weeks. The Quantity Surveyor (Ridge & Partners) produced their Project Estimate, which in turn allowed Paul to produce his. Once this had been agreed, an Architectural consultant (The AED Practice) created drawings and a tender package, which was afterwards awarded to Knowles and Son who in turn appointed a sub-contractor who dealt with the power, data and lighting requirements.

The refurbishment itself involved stripping the existing lab equipment out, except for the cold room, which remains, re-plastering and re-decorating the walls (the existing walls were bare breeze block.) A new false ceiling was put in, along with new lighting, power and data points. Finally, the furniture arrived, and placing it the room was the easiest part of the job!

**Did you know:** While the refurbishment may sound simple enough, the Harborne Building is one of, if not the most asbestos laden buildings on campus. Asbestos recovery was the main issue encountered by Paul and his team. Sean

Callaghan, the asbestos co-ordinator, did an extensive strip out, especially behind the old radiators. His work, as well as interfacing with contractors, finding ways to overcome problems, went a long way to helping maintain the schedule of works. Fiona Brown was extremely pleased with the result.

