

Project name: Bridges Hall Redevelopment

Quick facts	
Project value	£20 million
Client name	UPP and the University of Reading
Work start date	Start on site: August 2013 Demolition start: October 2013
Completion date	Completion : 18/06/14
UoR Project Manager (Project Monitoring)	Robert Shankland ☎ Ext 6043 ✉ R.D.Shankland@reading.ac.uk
UPP Project Manager	Ron Allen
Wren no.	1052155

Project stakeholders

Contractors: Brookfield Multiplex (working for UPP)

Project: As part of the University's Halls transfer to UPP, the existing Bridges Hall was to be demolished and replaced with a new development of accommodation totalling 649 student bedrooms over seven new buildings. A new FM/reception building was also to be provided.

Project benefits: The removal of a dated Hall and the provision of new accommodation that better suits current student requirements.

Did you know: The project finished within budget and two months ahead of schedule, which allowed approximately 250 students to move in the day after completion on site.

The cluster blocks were constructed utilising pre-fabricated concrete panels. Town houses were constructed utilising a metal frame, again pre-fabricated. Pre-fabrication of many components led to a fast construction time but required a longer lead-in and planning period. The construction team made numerous factory visits to assess quality and confirm timing. Pre-fabrication reduced some site tasks such as installing the containment for electrical services as conduits and socket boxes were cast into the concrete panels at the factory.

The approval of product quality during manufacture and sequencing of deliveries was essential in ensuring the programme was maintained. Components were, as much as possible, fitted together on the day of delivery a bit like a giant air fix model. Panels were lifted from delivery lorries straight into position on the new

buildings which helped create a very tidy site with minimal space required for material storage.

Each bathroom came as a fully fitted pod, manufactured in its entirety off site and delivered as built to the Hall. They only to need to be lifted into position and have the services connected.

Ron Allen did a tremendous job managing the project on UPP's behalf, while Robert Shankland monitored progress for the University. He kept an eye on the specification and was able to agree several cost savings which were able to be used to cover additional unexpected costs elsewhere on the project. The remaining balance was used to provide further benefits to students in the form of a TV and additional sofas for the FM building, together with a stone football table and table tennis table in the FM building courtyard.

Impact on sustainability: Each block features live energy usage (water, electricity, gas) shown on monitors in the entrance. This should foster a sense of competition with each floor as they compete to be the most energy efficient.

The washing machines are so sophisticated that they are able to recognise when they are breaking down, contact an engineer, and in some cases, be fixed even before UPP are fully aware there is a problem.

During construction:



The new Halls:



And the bathroom:

