

# University of Kent Templeman Library Roof Improvements



## PROJECT DETAILS

**CLIENT** University of Kent

**PROJECT** Templeman Library

**LOCATION** Canterbury, England

**RTM Invitation to Tender – Open Procedure**

**CONTRACT** JCT Intermediate Building Contract

**VALUE** £765,500

**ROLE** Principal Contractor

**END DATE** February 2024

## PROJECT SUMMARY

### PROJECT HISTORY

The Templeman Library, situated centrally on the University of Kent campus, was originally constructed in 1965. It serves as a pivotal hub for both undergraduate and postgraduate study and research activities. Today, the University of Kent boasts a vibrant community with over 18,000 students and employs a dedicated staff of over 4,000 individuals. The library's imposing five-storey structure accommodates a diverse range of academic pursuits and is integral to the daily academic and research endeavours of the university community.

### PROJECT DELIVERY

Upon securing the project, we worked closely with the client to leverage our specialised roofing expertise. Together, we opted for the BauderFlex felt system, which was ideal for renovating expansive roof areas and achieving an exceptional industry-leading u-value of 0.17 W/m<sup>2</sup>K.

We had a collaborative and transparent partnership with the university, we actively involved them in regular site visits and inspections to monitor the progress of the works. This approach ensured that any issues or queries were promptly addressed and resolved.

We held a comprehensive feedback session with the university to gain a detailed evaluation of their experience working with us. This session proved pivotal in gaining firsthand perspectives on our performance and the project's impact, reaffirming our dedication to cultivating strong

client relationships and enhancing service delivery to meet evolving needs. Key feedback highlighted areas such as commendation for our staff's cooperation and flexibility, successful project scheduling and communication, rigorous maintenance of health and safety standards, effective sustainability practices, subcontractor management, customer care, working around a busy campus and the overall quality of our finished work.

### DIGITALISATION

We utilised the Field View Management System to streamline digital interfacing and coordination throughout the project. This cloud-based, mobile solution acted as a centralised repository, capturing communication at every stage for easy access. Integrated across company smart devices, Field View facilitated real-time data collection, reporting, and customisable Smart Forms to enhance collaboration among trades. It consolidated project data on a central dashboard, providing insights into progression, trends, and metrics. Custom reports supported informed decision-making and transparency for the client, while efficiently managing quality inspections, defects, and snagging processes.

### COMMUNITY BENEFITS

Throughout the project duration, we diligently integrated social value initiatives. During discussions with the client, an apprentice from their Estates Team expressed a keen interest in gaining experience with our mechanical and electrical supply chain partner. The apprentice enthusiastically took the opportunity to spend a week alongside us, immersing themselves onsite and gaining firsthand insights into our project objectives and processes.

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## SCOPE OF WORKS

- ▶ Isolating, decommissioning, and removing existing services so that remedial works could be carried out to the roof fabric
- ▶ Removing existing roof coverings
- ▶ Temporarily removing existing plant and reinstated as part of the works following the new roof works
- ▶ Installing new roof coverings across two sections of Templeman Library including details for roof lights.
- ▶ Installing new mechanical plant
- ▶ General making good works internally following water ingress damage



## CRITICAL SUCCESS FACTORS

- ▶ During the tender site visit, logistical challenges affecting the roofs of Blocks D & E were identified. The solutions involved developing a traffic management and logistics plan in coordination with the University of Kent's estate team to manage materials, tools, and plant movement around the site.
- ▶ Material deliveries were carefully scheduled during off-peak hours to minimise disruption to students and staff on campus. The presence of a dedicated Banks person played a crucial role in overseeing the safe movement of materials, thereby enhancing overall safety coordination onsite and significantly reducing the potential for accidents. Additionally, comprehensive signage and alternative routes were strategically placed on public footpaths to effectively manage any temporary closures required during work.
- ▶ Safety is our priority, particularly due to the central location of the compound and ongoing campus activities involving students. To facilitate contractor access without disrupting students, we positioned the site compound near the library hoist. We also designed and implemented tailored site hoarding that enhanced safety measures while integrating the library's colours and architectural style, preserving the campus' aesthetics. The university, post-contract, decided to maintain the compound constructed for potential future schemes as well as provide a secure storage facility for them.
- ▶ To impart essential skills and techniques for safe handling, our operatives received extensive manual handling training through structured Toolbox Talks and thorough site inductions. They also had regular safety briefings to reinforce strict adherence to onsite safety protocols.
- ▶ To minimise disruption and maintain elevated health and safety standards we secured the site with lockable timber hoarding, designed scaffold access to mitigate disruption, and carefully scheduled noisy activities during low student-traffic periods.  
  
Additionally to minimise disruption to library users, especially in the designated 'Silent Study' area, we strategically planned the installation and positioning of scaffolding and hoists to reduce noise levels to the lowest possible extent. We utilised specialist tools and equipment that were designed to minimise both dust emissions and vibrations. Resulting in a conducive study environment and comfort for library visitors.
- ▶ We discovered significant water damage internally in the block, so to prevent further water ingress, especially during the removal of existing layers we meticulously sequenced trades and activities to minimise exposure to the original deck. The degradation of the deck was beyond repair but swift remedial action to maintain water tightness was undertaken. Diligent monitoring of weather conditions was also undertaken to prevent water infiltration during both the removal and installation phases.
- ▶ Through implementing environmentally friendly fencing solutions, we improved the exterior of the site welfare and office facilities. By prioritising sustainable practices and innovative design, we ensured that the fencing not only enhanced the site's aesthetics but also contributed positively to environmental conservation efforts. This collaborative effort emphasised our commitment to delivering high-quality solutions that align with both project goals and client satisfaction.