

**ST AIDAN'S COLLEGE, DURHAM UNIVERSITY**  
**ALTERATIONS & REFURBISHMENT OF THE KITCHEN & SERVERY**

Client – Durham University – xxxxxxxxxxxxxx  
✉ Estates & Building, Holly Wing, Mountjoy Centre, Stockton Road,  
Durham, DH1 3LE  
☎ xxxxxxxxxxxxxx ✉ xxxxxxxxxxxxxx

Architect – Howarth Litchfield Partnership – xxxxxxxxxxxxxx  
✉ 4 Old Elvet, Durham, DH1 3HL  
☎ xxxxxxxxxxxxxx ✉ xxxxxxxxxxxxxx

Completion – September 2013 (3 Months)  
Value - £700,000  
Contract - JCT Intermediate Form of Contract  
Site Man. - Neil Laverick

We won the tender based on a 70/30 quality/price basis, primarily due to our past performance on other projects for Durham University and our proposals to ensure that the works were completed in time.

The fast track project involved the full gutting of the existing kitchen, storage, walking refrigerators, freezers, servery, dumb waiter, re-roofing, new mechanical plant, etc. The whole area was remodelled to a new layout, including new entrances for deliveries, students & staff, electrical services rewire, mechanical services were replaced and new kitchen equipment installed.

Despite finding concealed and unknown notifiable asbestos, having to carry out additional works to walls and dealing with issues on the existing mechanical services infrastructure the works were completed and handed over on time. We worked overtime, split shifts and had to sequence the works to ensure that the kitchen was complete and operational before the 850 students on their return from their summer vacation.

**Lessons Learnt**

Again the need for fully intrusive surveys prior to commencing on site was highlighted on this project. Due to the 24/7 operation of the kitchen the design team had been unable to complete a fully intrusive asbestos survey. Several areas were identified during the works which delayed the project by 2 weeks. Other issues including gas pressure problems & heating system problems caused post completion issues, which

resulted in exploratory and rectification works to ensure the kitchen and college could operate effectively.

Our site manager took his annual leave mid-point during the construction works, which caused problems on site. We have since reviewed this and have changed our handover and allocation process to minimise the effect of holidays.

The resin floor proved problematic and caused delays on site, despite previous promises on timescales the works took considerably longer to carry out and restricted works on site during this period. We would strongly recommend using sheet materials instead on fast track projects in future.

### Overall

The project was handed over on time and the new facilities have received very positive feedback from the college staff and students.

### Photos



