Buildings & Structures

Client:
Holgate Bay 13 Refurbishment

Location:
Holgate, York

Summary

Holgate Bay 13 refurbishment project consisted of the full refurbishment of the existing Network Rail office and welfare facility, situated in Bay 13, Holgate, York.

Scope of Works

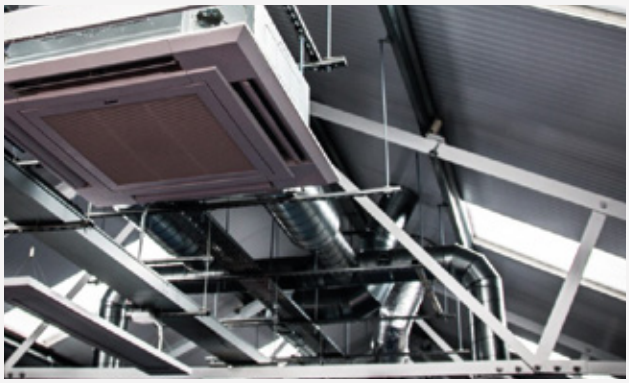
CML won the refurbishment project following a successful tender submission, where the work comprises of the full refurbishment of Bay 13 which is Network Rail's existing office and welfare facility. The ground floor is the welfare facility for the carriage works staff that has a canteen, small office, changing rooms, showers and toilet block whereas the first floor is the office space for other departments within Network Rail.

Project Timescales

Initially the project was set on a 16 week programme but due to a design clash between the ground floor and the first floor designs, a new design for the stairs and lift was produced. This pushed the programme back for the completion of the ground floor, staggering the programme for each of the ground floor and first floor refurbishment works, including the reception which was not part of the original design. The first floor was handed back as per the programme and the ground floor having completion 4 weeks from the instruction to start.

Added Value

Following the clash of the lift being in two separate locations, on the two different designs, we highlighted the possibility to use the existing aperture which resulted in the design change. We utilised what space that was available on site where a redundant spiral staircase was removed as part of the demolition works and utilising the aperture to house the stairs and lift in one location removing the structural works that were required with the previous design.



Successes

- The collaboration with the depot for all movements and having daily briefings on conflicting operations
- Access for other subcontractors and works overlaps to ensure safe working practices are adhered to
- Collaboration with other stakeholders and unions to ensure that the projects are built as per regulations and end users are happy
- Collaboration with the FM and Depot Manager of the extra works that have been awarded directly to CML whilst on site and continue to grow weekly

Sustainability

- All material Waste on site has been segregated into separate skips
- LED lighting has been installed throughout the project along with programmable lighting and sensors
- Sensor taps for water management
- Dual flush cisterns