

CSB Envelope Enhancement



darntonegs



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Existing Photos

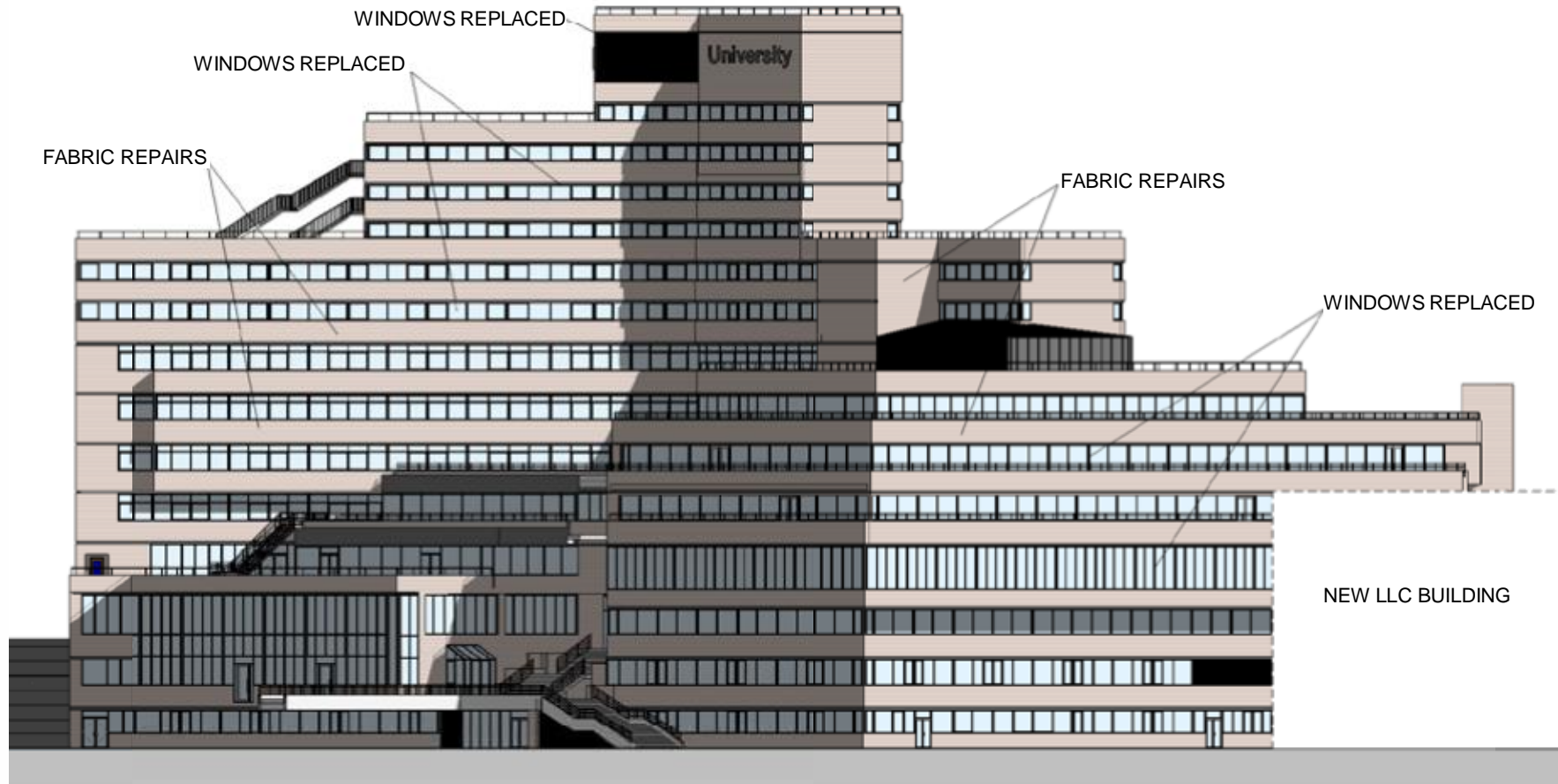
- Existing Envelope to be refurbished to refresh the look of the building and its performance
- Materials to have a minimum lifespan of 25 years.
- The existing single glazed windows are now 40 years old and are in urgent need of replacement



- Windows, doors & louvre replacement
 - This totals 687No bays of windows with an over all length of 2177 linear meters.
- Fabric improvement including cavity insulation and wall tie replacement
 - Cavity insulation will be installed to all areas (5500m²) with re pointing and wall tie replacement to approx 25% of the envelope (1500m²).
- Concrete repairs as required
- Brick work repairs as required
- Key drivers from the University are to minimise end user disruption and to ensure that phase 1 is completed for 10th January 2014 when the LLC project is handed over

Work Proposed

East

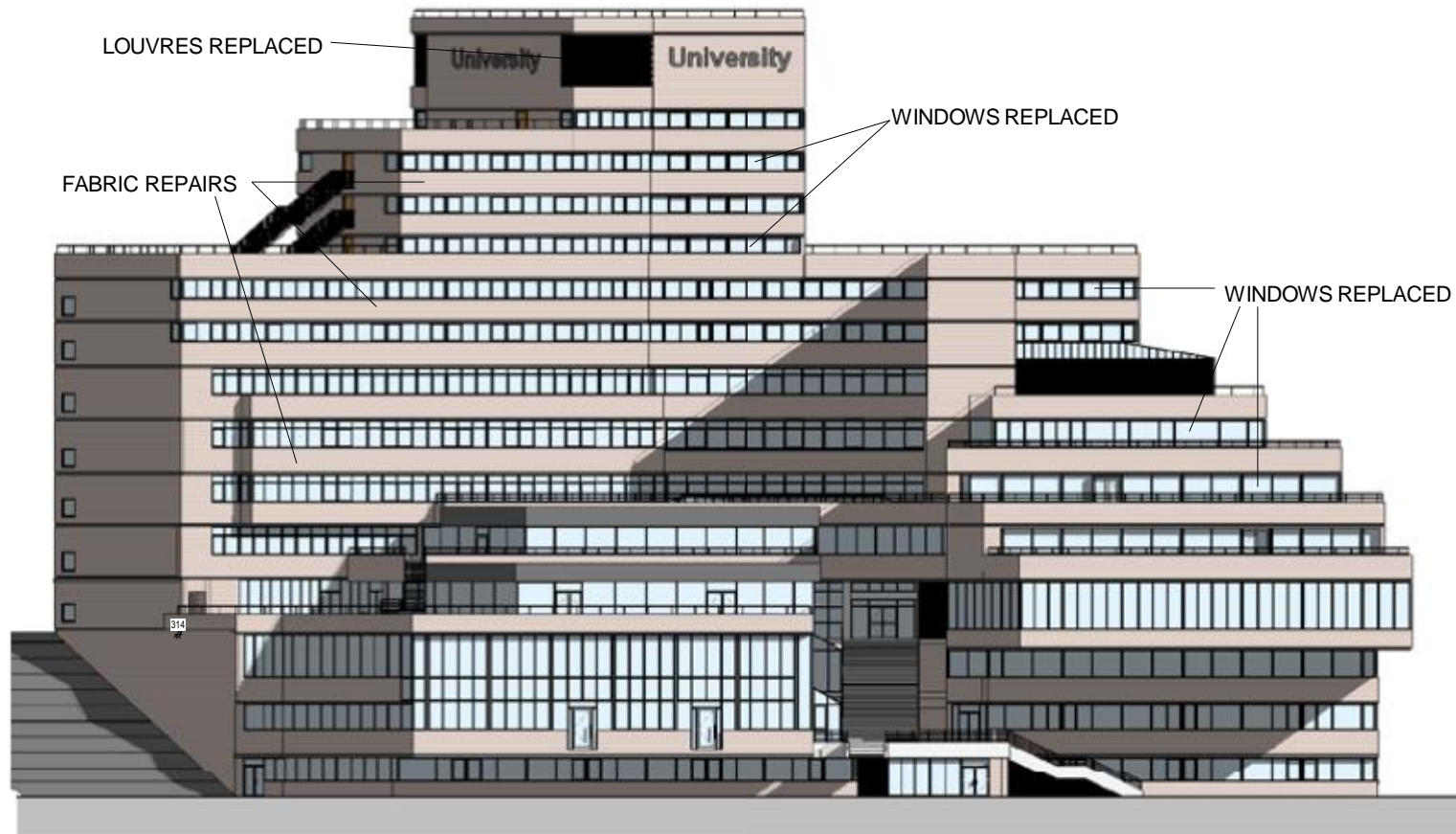


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Work Proposed

South

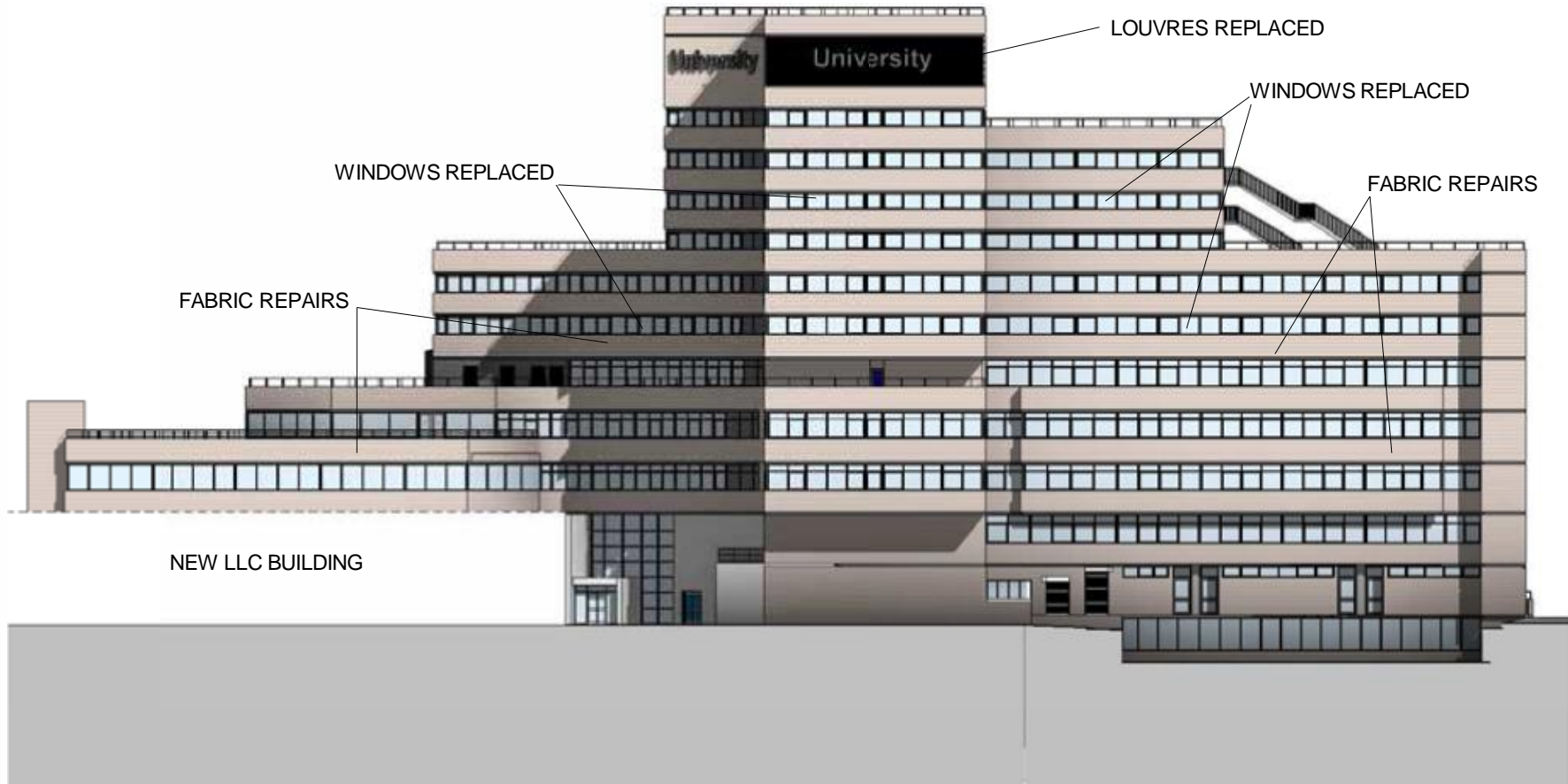


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Work Proposed

West



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Existing Site Precedent



Music Building



Before



Music Building - After



Creative Arts Building

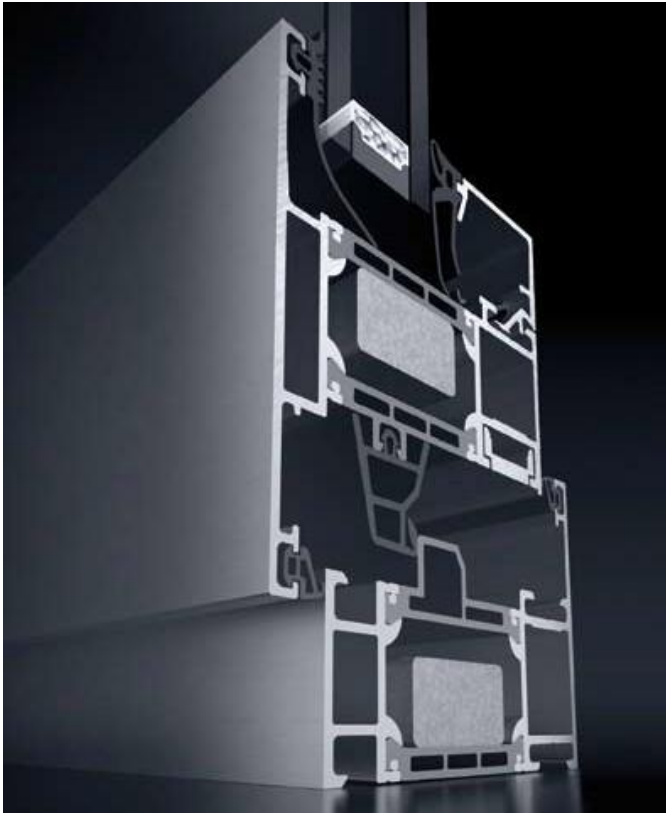


Creative Arts Building

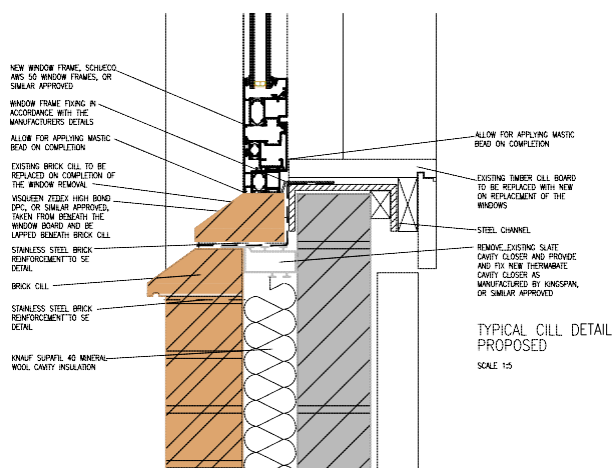
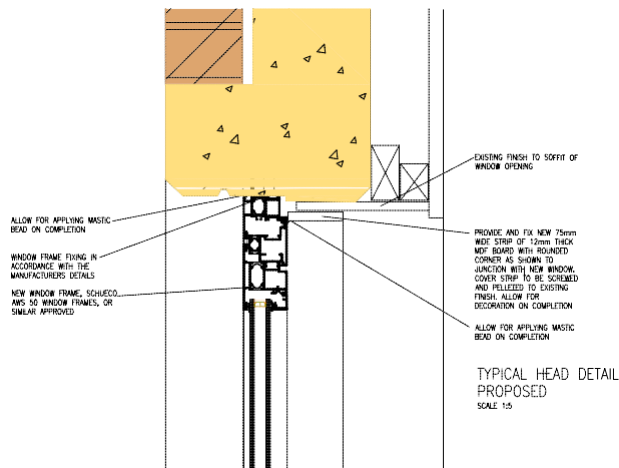
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Window/Curtain wall replacement - Schuco System, AWS50 & FW50 systems



- Involves replacement of windows & curtain walling to exceed the working life of every one in the building
- 'U' values will be improved & heat loss, energy consumption and costs reduced
- Solar radiant heat gains minimised reducing the need for blinds
- Light transmittance reduced
- Removal of secondary glazing
- Natural ventilation, horizontal pivot opening vents
- Restricted to 100mm opening to ensure building regulation compliance.
- Secondary glazing to be omitted



- Masonry cavities to be filled with knauf supafil 40 mineral wool cavity insulation.
- Where required wall ties are to be replaced with stainless steel
- Where required facing brickwork to be re pointed
- Existing brickwork to be cleaned
- Concrete repairs to be undertaken where required
- Brick cills to be replaced where required
- Brick work to parapet walls to be repaired where defective.

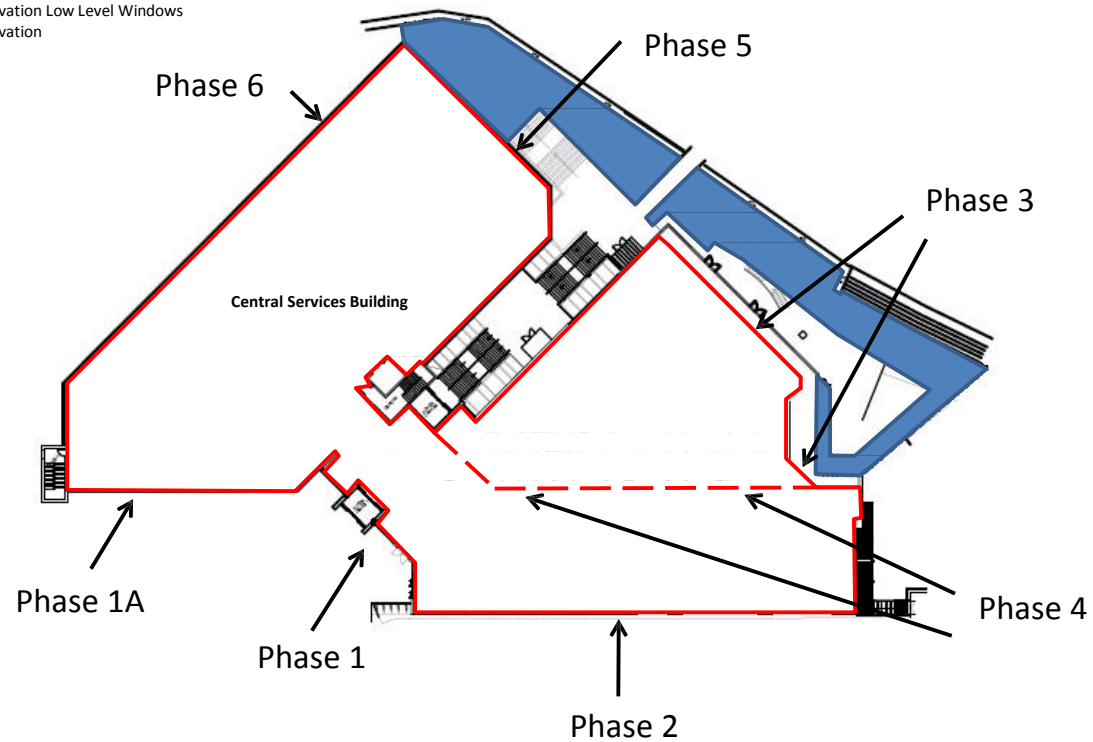


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Phasing Orientation Plan

- Phase 1 – University Square Main Entrance
- Phase 1A – University Square above LLC
- Phase 2 – Service Road & Gable End
- Phase 3 – East Elevation Curtain Walling
- Phase 4 – East Elevation High Level Windows
- Phase 5 – North Elevation Low Level Windows
- Phase 6 – North Elevation



Indicative Phasing Dates

Programme Start 24/06/13

Programme Completion 29/08/14

Programme Duration 62 Weeks

Phase 1 University Square Main Entrance

Start 24/06/13

Finish 06/12/13

Duration 24 Weeks

Phase 2 Service Road

Start 16/08/13

Finish 28/02/14

Duration 26 Weeks

Phase 4 East Elevation High Level Windows

Start 18/11/13

Finish 10/07/14

Duration 31 Weeks

Phase 6 North Elevation

Start 16/04/14

Finish 29/08/14

Duration 19 Weeks

Phase 1A University Square (above LLC)

Start 19/08/13

Finish 02/10/13

Duration 6 Weeks

Phase 3 East Elevation Curtain Walling

Start 11/11/13

Finish 17/03/14

Duration 16 Weeks

Phase 5 East Elevation Low Level Windows

Start 10/03/14

Finish 01/08/14

Duration 20 Weeks

Phase 1 University Square Main Entrance 24/06/13 – 06/12/13

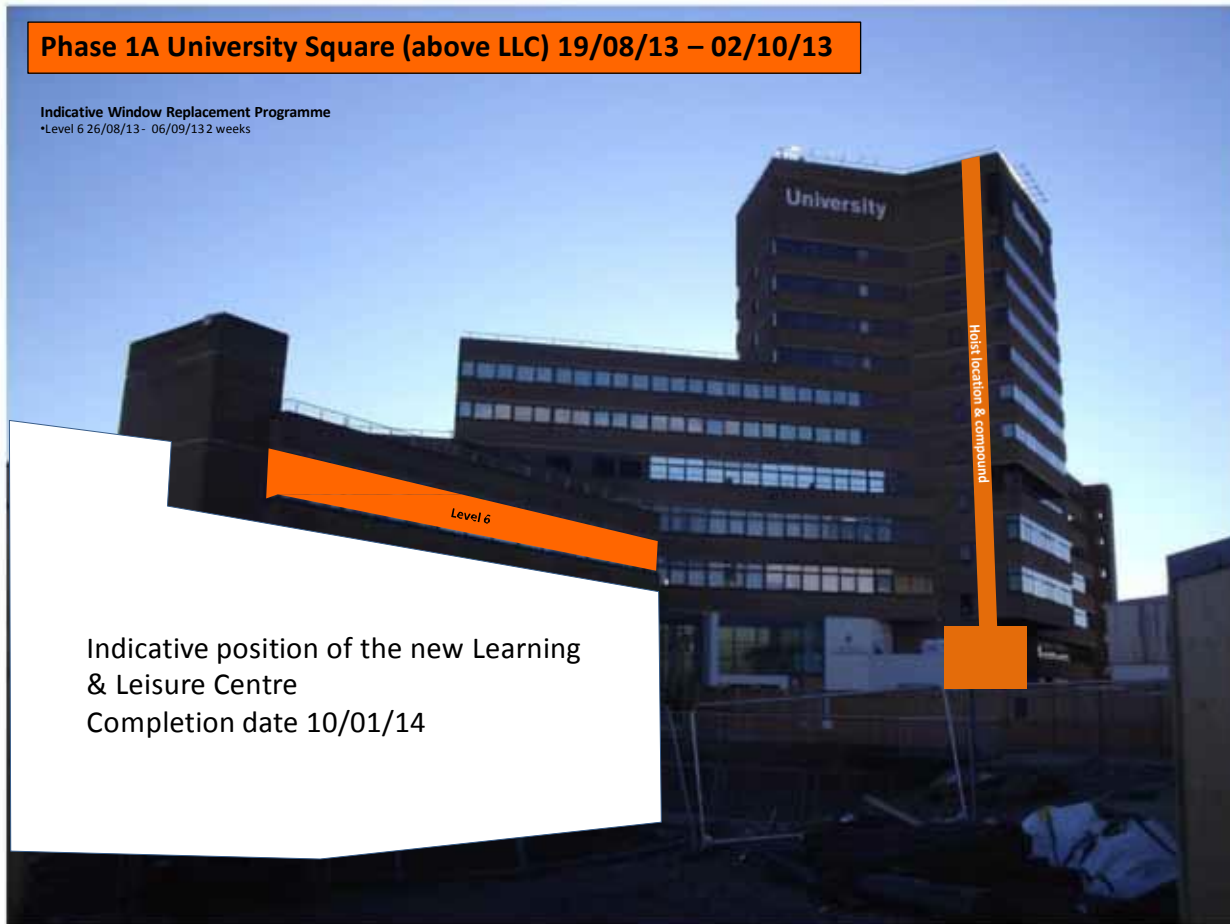
Indicative Window Replacement Programme

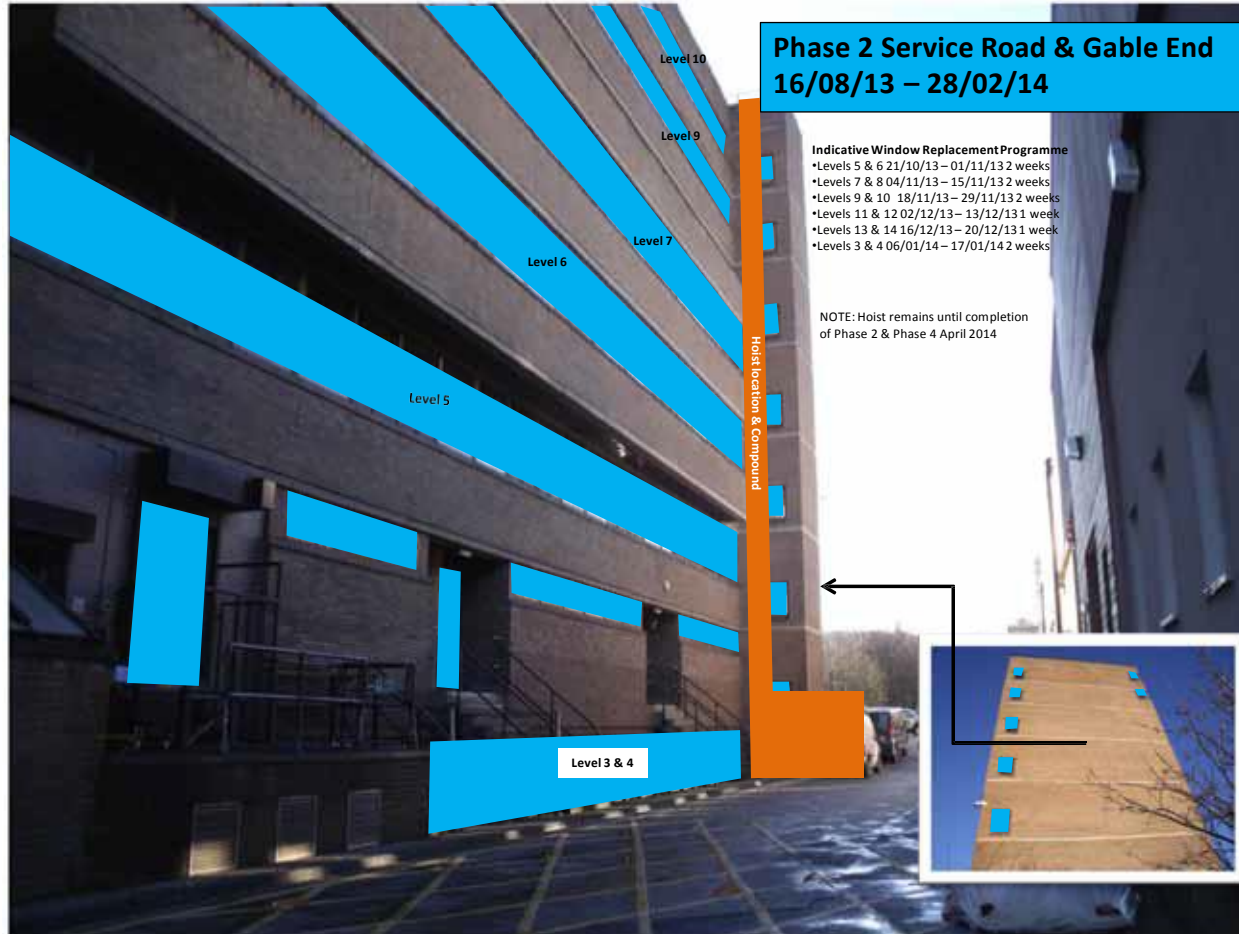
- Levels 6 & 7 26/08/13 – 06/09/13 2 weeks
- Levels 8 & 9 09/09/13 – 20/09/13 2 weeks
- Levels 10 & 11 23/09/13 – 04/10/13 2 weeks
- Levels 12 & 13 07/10/13 – 18/10/13 2 weeks
- Level 14 07/10/13 - 11/10/13 1 week

Note: Level 4 to be undertaken during Dec 2013 tbc (forms part of Section 7 works)

Indicative position of the new
Learning & Leisure Centre
Completion date 10/01/14





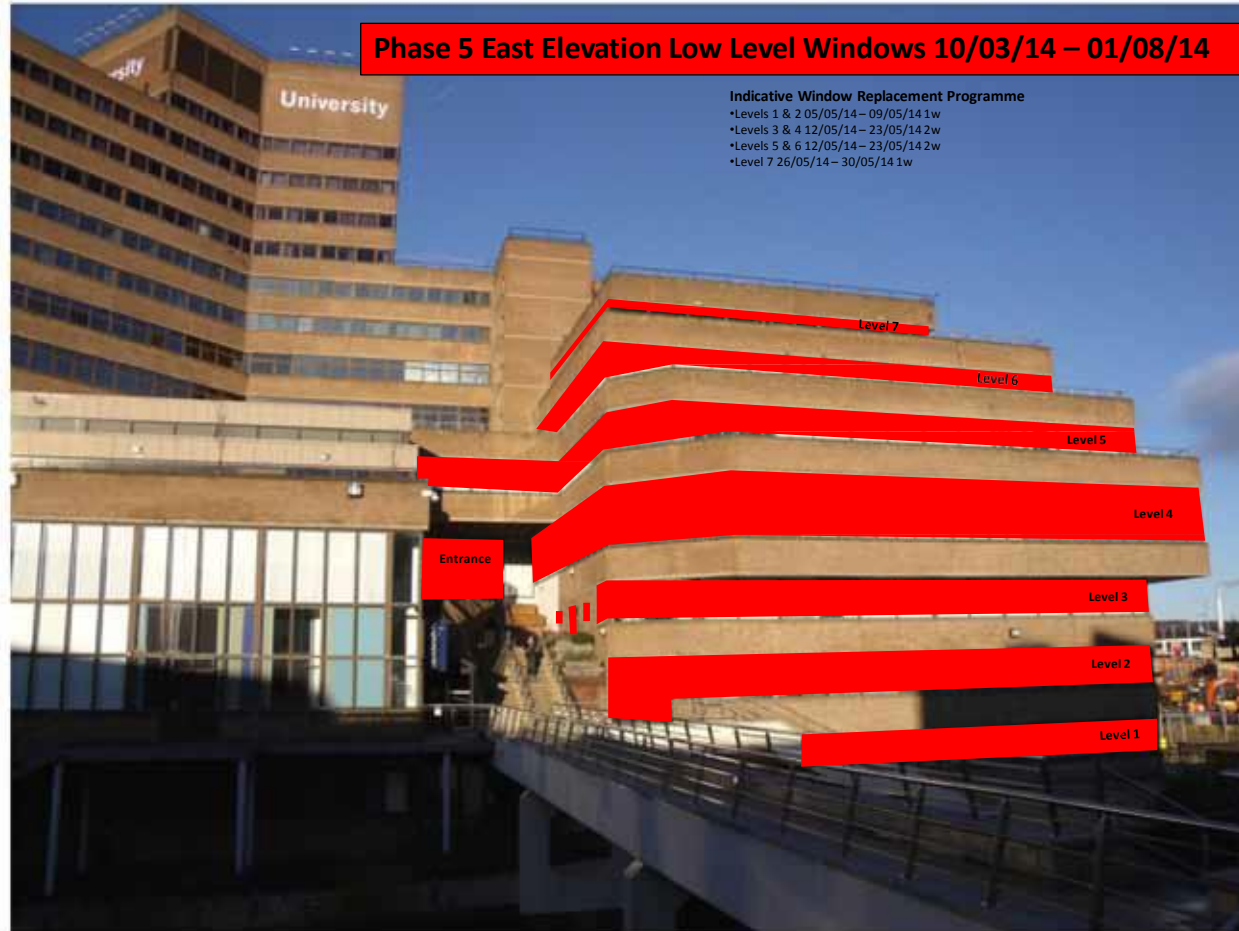


Phase 3 East Elevation Curtain Walling 11/11/13 – 17/03/14

Indicative Curtain Walling Replacement Programme
*Levels 2, 3 & Quayside elevation 13/01/14 – 07/02/14 4 weeks
Indicative Window Replacement Programme
*Levels 1-3 10/01/14 – 21/01/14 2 weeks







Phase 6 North Elevation 16/04/14 – 29/08/14

Indicative Window Replacement Programme

- Levels 1 & 2 09/06/14 - 13/06/14 1 week
- Levels 3 & 4 09/06/14 - 13/06/14 1 week
- Level 5 16/06/14 - 20/06/14 1 week
- Level 6 16/06/14 - 27/06/14 2 weeks
- Level 7 30/06/14 - 11/07/14 2 weeks

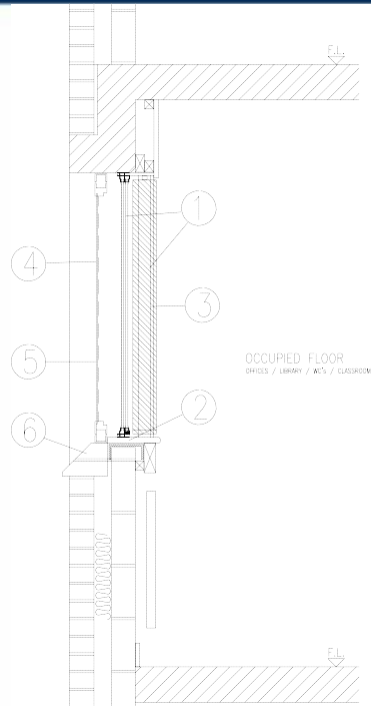
HL windows to be undertaken as part of Phase 4

HL windows to be undertaken as part of Phase 1



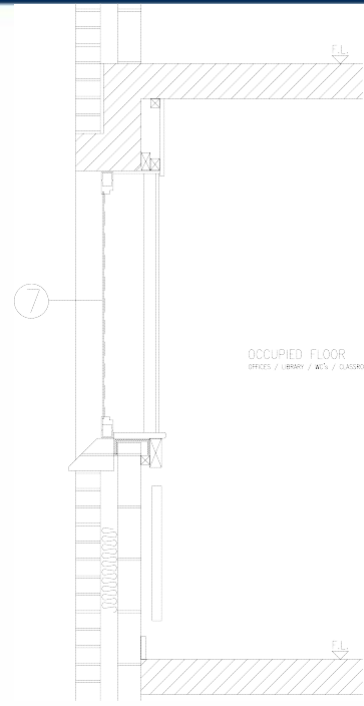
Window Replacement Sequence

Part 1



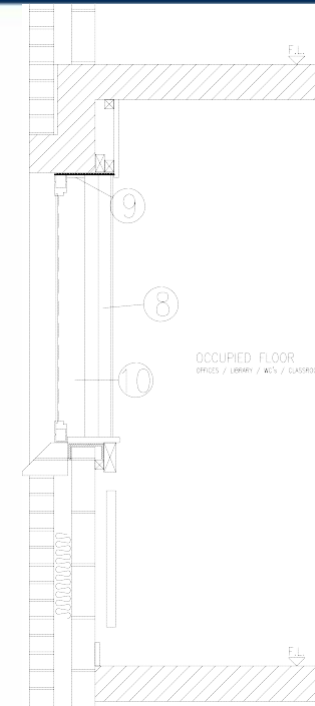
1. Strip blinds & secondary glazing
2. Rip down cill board
3. Temporary screen (to minimise noise & dust)
4. Deglaze Unit
5. Remove window
6. Repair external cill (If required)

Part 2



7. New window & glazing

Part 3



8. Strip screen
9. Install all board MG Joinery
10. Decorate - (w/e works)

- Local employment - HWA (Based in Brighouse) will undertake the window and glazing replacement (£1.6m)
- Glass sourced from Dual Seal in Huddersfield
- Apprentices - HWA will create 1 No position as part of their commitment to the scheme
- 200 No jobs in Huddersfield will be safe guarded (85 at Dual Seal and 115 at HWA)

Questions



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