

Greenacres Primary School

Flat Roof Refurbishment



BACKGROUND

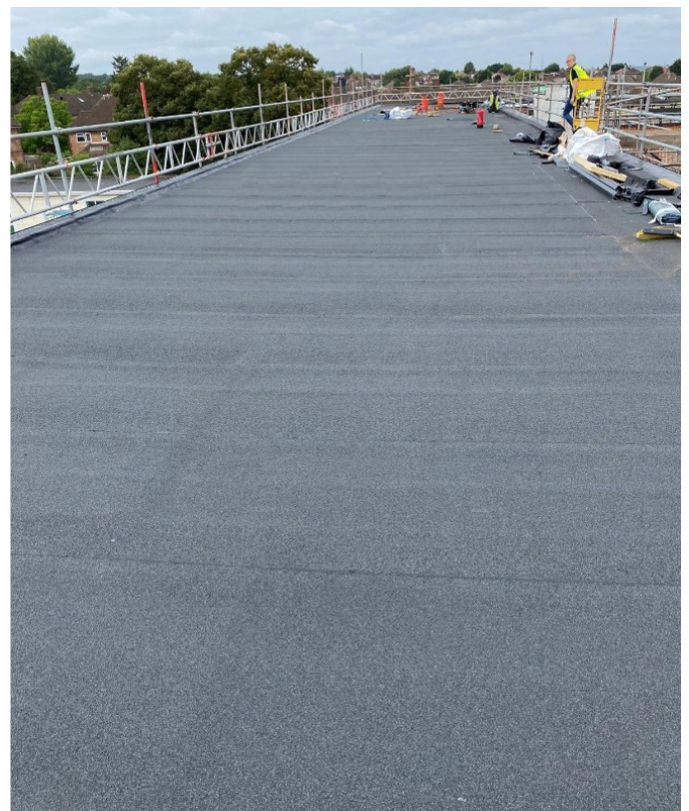
When Greenacres Primary School were in need of a comprehensive roofing upgrade, Inspire Contract Services were chosen to provide the solution. The roofs at Greenacres were in urgent need of refurbishment due to water penetration and general breakdown and deterioration of the waterproofing.

The project was to refurbish the majority of flat roof areas including roof lights using a Sika manufactured high performance BUFR system. The scope of works also required the removal of the existing Solar PV panels which were situated across numerous roof areas and these then needed to be reinstated upon completion of the roofing works.

Works were undertaken during the general term-time occupancy of the school as well as the summer recess. It was imperative that all works were carried out in accordance with all health and safety requirements in order to reduce the impact upon students, staff, and the general public. During the lead-in period, a detailed programme of works was prepared and agreed with the client and this was used throughout the project to ensure the works did not affect the day to day running of the school.

All Health & Safety documentation including the Construction Phase Plan was issued to the client during the site mobilisation period. A full list of Enhanced DBS Certificates were also handed over to the school management prior to our commencement on site.

CLIENT	Greenacres Primary School
SECTOR	Education
LOCATION	Bromley, Kent
SOLUTION PROVIDED	Flat Roof Renewal, including Upgraded Insulation and Associated Improvement Works



THE WORKS

INSPIRE

The scope of works on this project included the following key elements:

- All scaffolding was erected during weekends and school holidays to minimise any disruption to the school.
- All roof areas were accessed externally via scaffold towers and haki staircases, negating the need for any operatives to be access the school internally.
- Existing roofs were carefully stripped and disposed of responsibly.
- The roof was then overlaid with a high-performance BUFR system manufactured by Sika. This included self-adhesive membranes to minimise any fire risk during installation.
- New insulation (both tapered & flat board) was installed to bring the site up to current building regulation U values.
- All existing non-compliant fire doors and screens were also replaced with new doors and fire rated walls including pyro-glass.
- Works also included the removal of existing low-level windows and replacement with new UPVC windows.
- The temporary removal of existing Solar PV panels was also required whilst roofing works took place.

THE RESULT

Hot works were minimised on site via the use of self-adhesive membranes which were installed using the hot-air gun method. This greatly reduced the risk of any combustible works occurring on the site.

Existing Solar PV panels that were situated on the roof areas had to be carefully removed from the existing mounting system, and both items were then stored safely at ground level whilst works progressed. Upon completion of the roof waterproofing, the solar panels and mounting system were reinstated at roof level, with all testing/commissioning undertaken to ensure the system was running smoothly. These works were undertaken by a verified Solar PV subcontractor.

The contract was overseen by Inspire's project team consisting of Commercial Director, Contracts Manager, Contracts Supervisor and Site Operatives. Daily liaison with the estates team was maintained between the school staff and the Contracts Supervisor and on-site operatives. Fortnightly meetings were held between the Client and Inspire Director/Contracts Manager to ensure the project was running smoothly on time and was meeting all health and safety requirements. A contractor's report was issued to give all parties a detailed report of the project to date. Weekly site visits by Sika's on-site technician were undertaken with reports issued to all parties.

The roofing refurbishment works were completed to an exceptionally high standard, with all roofs signed off by Sika and a guarantee issued. The building was handed back over to the client within the agreed timescale.

