

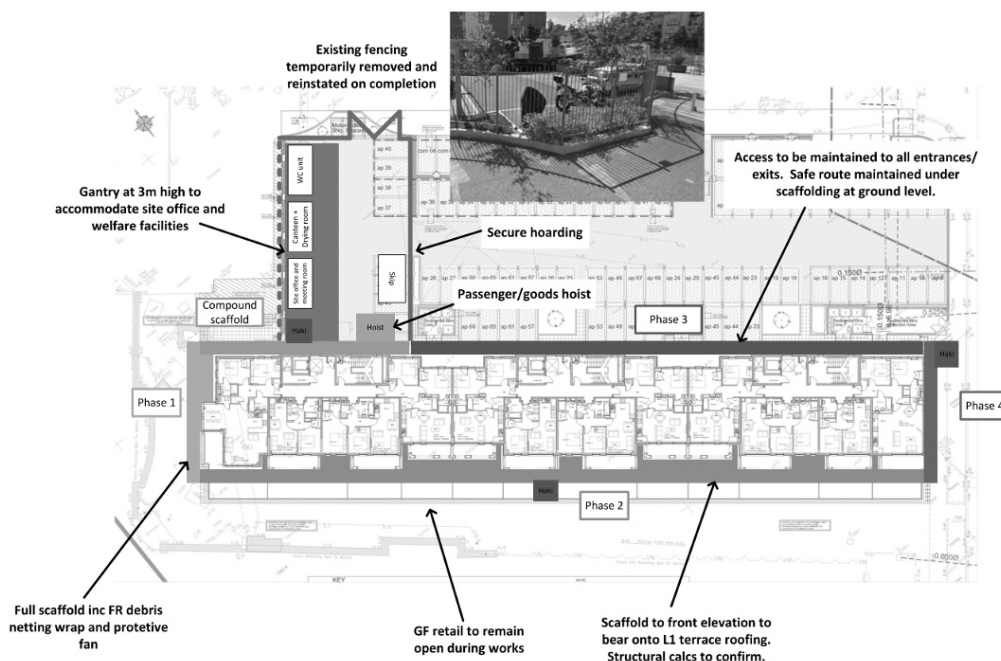
CASE STUDY

RECLAD RESIDENTIAL SIXTY8 AT THE MARINA

A marina development of 68 private apartments working direct for the building resident group through their project management and cost consultant.

The development has 68 live tenants and is positioned on a water-front location with a series of live retail outlets on the ground floor.

The challenge was how to wrap a large building site around a live building whilst ensuring a safe environment for residents, local stakeholders and the community.



FACT FILE



Client

Sixty8 Resident Group
(via Cumming Group)

Services

- Acting as Principle Contractor for full facade replacement
- Full design service (£10M PI)
- Intrusive investigations
- Scoping works
- Site logistics planning
- Scaffold access and setup
- Quality Assurance
- Tenant liaison throughout

Consultants

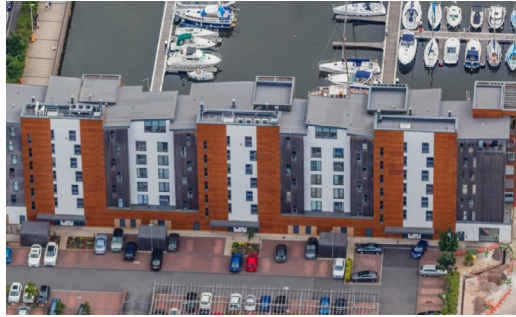
- Architect
- [Facade] Engineer

Scope of Work

- Sheathing board
- EPDMs
- Timber cladding
- Brise Soleil
- Render
- Parklex
- Insulation
- Balcony decking

VALUE
£5.5M





CHALLENGES

Building to remain fully occupied-
throughout the works

Retail units to remain open during
the works

Fast track 52 weeks programme
Multiple landowners and stakeholders
around the perimeter of the building
Delivery constraints due to busy
roads, retail deliveries and
local parking

Limited as-built information

EWS1 A1 rating requirement

Site next to open water

SOLUTIONS

Site entrance and material delivery
'hub' created in carpark, exit points
restricted, constant tenant liaison

Logistics planned and discussed
with resident group prior to start

Works phased to ensure disruption
was limited to necessary periods

Intrusive investigations and 3D
building scan undertaken to
determine build ups and critical
dimensions

A²O appointed fire engineer to
approve replacement materials and
fire barrier layout

Materials selected for marine
environment

"A²O exceeded their pre-contract
commitments, in particular on their
design and management
performance. We would not hesitate
to work with them in the future."

**NURIA VELASCO, PROJECT
MANAGER, CUMMINGS GROUP**

"A²O have carried out an outstanding
job in difficult circumstances.
The quality of work is excellent ...
we are indeed fortunate to have
selected a contractor who has
achieved a quite brilliant result."

**IAN THOMSON CENG AMISTRUCTE
(RETIRED), SIXTY8 RESIDENT**

RECLAD SERVICES

Surveying & Testing

- Intrusive surveys
- Existing building 3D scans
- Building solution test rigs

Pre - Construction

- Scoping & programming
- Appointment of required
consultants
- Planning application
- Design of replacement system
- QA strategy & reporting

Site Management

- Tenant liaison
- Access provision
- Hoarding & site
accommodation

Installation

- Facade strip & removal
- Installation of new facade
- LPS 1531 certified fire
barrier installation

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