



Dosco Properties, Dosco Industrial Estate, South Douglas Road, Cork



Customer

DOSCO Properties,
South Douglas Road,
Cork

Construction Period

August – December 2018

Design Team/Architects

Deady Gahan Architects,
Eastgate Village,
Little Island,
Co. Cork

Structural & Civil Engineers

Denis O'Sullivan & Associates,
Consulting Engineers,
Joyce House,
Barrack Square,
Ballincollig,
Co. Cork

Mechanical & Electrical Engineers

John Kelleher & Associates,
Ballincollig Commercial Park,
Co. Cork

Asbestos Consultants

MDK Analytical Ltd,
Carrigtwohill Business Centre,
Co. Cork

DESCRIPTION

Vision Contracting Ltd. were appointed Main Contractor and PSCS for the delivery of this project.

This project involved the extension and upgrade of a 2 storey 1300m² office building, originally constructed in the early 1970's. The existing building was of traditional construction with a low pitch steel portal frame with masonry walls, facing brick and double sheeted asbestos, corrugated roofing gutters and coverings. The new works included the construction of a 2 storey side extension consisting of a new lift entrance lobby and lift area. A separate extension was also constructed to the front elevation to include a new entrance and reception area and escape stairs to the first floor.

The principle part of the work scope, involved the upgrade of the building envelope to meet new regulations and guidelines in terms of heat loss and insulation standards and to enhance the building architecture and aesthetic. Key works included, the phased removal of the asbestos roof coverings, downpipes and flues, the installation of new insulated metal deck roofing and gutters, with new feature parapets. All of the existing windows and doors were removed and replaced with high performance aluminium windows, screens, curtain walling and access doors. The external walls were upgraded with an insulated acrylic render system mechanically fixed to the brickwork elevations and to aqua board panelling to the new feature parapets. Significant alteration works were completed to the existing ground floor RehabCare Resource Centre to accommodate the new reception and lift lobby areas. A new office area and fire escape corridors were constructed.

The existing fire-proofing was also upgraded to meet current standards. As PSCS, we had overall responsibility for the co-ordination and safe delivery of the project and as the Works were of a fast track nature, alteration and demolition works were carried out during out of hours and weekend working to minimise disruption to the existing operations and facilities. A key feature of this project, involved the continuous liaison and co-ordination with the RehabCare Resource Centre Manager to ensure the normal and safe operation of the ground floor facility and activities during construction works. Traffic/pedestrian management plans, parking controls and public access and egress controls were put in place to minimise disruption arising from construction operations and activities. As Main Contractor we co-ordinated all of the mechanical, electrical, fire alarm and IT interfaces in to the existing Centre Plant and Comms Rooms. The works were also completed in full compliance with the code of practice for inspecting and certifying buildings and works as defined by SI No. 9 of 2014 Building Control (Amendment) Regulations 2014.

KEY FEATURES

- Asbestos removal works were carried on a phased basis with air monitoring, inspection and certification measures to ensure full compliance with all regulatory standards and industry best practice.
- Extensive temporary weathering works both to the roofing element and the elevation improvement works were required. Heated temporary enclosures were constructed to allow the acrylic render works to proceed in cold temperature working.
- Noise and dust control measures were implemented to ensure that RehabCare activities could take place as normal.
- Working in a very busy city industrial park environment with high levels of pedestrian and vehicular traffic. A number of stage and music schools are located within the industrial park and a large secondary school is located, adjacent to the business park entrance. The management of construction traffic together with pedestrian and industrial estate traffic was particularly challenging during school opening and closing times.