



St. Michael's Hospital, Dun Laoghaire Refurbishment and Extension

Description

St. Michael's Hospital - Refurbishment and Extension to existing building
98 Georges St, St Michaels Hospital is a period building adjacent to the main hospital. This contract required the complete gutting out of an existing 3 story building and the building of a new two story building connected to it from the rear. It was designed as a mixed use building to be used by the hospital for a Phlebotomy Center, Training Center & five individual Offices.

The existing building had been completely stripped back internally and, due to the structural degradation found with the building on stripping back, there were existing walls that required structural supporting and repair. This also included the replacement of the full roof that had become unstable over time due to water damage. This entailed preserving the original roof slate and leadworks for reuse to the new replacement roof. There was a full and comprehensive dry rot and dampness treatment carried out to both the stripped out existing floors and remaining walls and the few remaining timber lintels. The existing windows were also removed and replaced with newly manufactured sliding sash windows incorporating a sliding sash air seal system and double glazing throughout. All internal walls were newly constructed along with a replica stairs true to the original that was removed. The existing chimney stack was also removed after the areas of asbestos were removed by a specialist contractor for safe disposal. All these works were carried out in co-ordination with the main hospital and infection control was carried out due to the nature of the works and the possible exposure to aspergillus, noise and general disruption during our works.

Client Name :
St. Michael's Hospital

Architect:
Cullen Payne Architects

Quantity Surveyor:
Davis Landgon PKS

Duration:
October 2009 – May 2010

Contract Value:
0.5m



JJ Rhatigan & Company Project Overview



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The new two story building to the rear, originally detailed to have underpinning to the existing building to facilitate the new build structure, was changed with the JJ Rhatigan & Company proposal to utilise a less intrusive raft foundation. This helped allow progression to works to the existing building while works were ongoing to the new build element. The first floor was tying in with the original building level and was also constructed with a timber joist with double sheeted ply to facilitate floor finishes. Full fire separation was carried out from the lower level of all floors and also incorporated a sealed plasterboard built ducting for the heat recovery system mounted on the flat roof, replacing the original design of a metal ducting. This saved considerable ceiling space and facilitated the additional services installed and air conditioning units. The roof is a flat roof construction with pardon weathering and roof plant and a fall safety system.

The New build facilitates a phlebotomy center on the ground floor and hospital training center to the upper floor. Due to the nature of the ground floor there was a full nurses call system installed along with a cardiac alert system. These systems along with fire detection and security, Cat 6 and fibre optic installation were linked back into the main hospital building. These works were carried out in the main hospital following discussions and agreement with the management on the relevant areas so that the works could be actioned during quiet periods causing minimum impact to hospital works. Also due to the close proximity of the neighbouring building/businesses and grounds we kept in regular contact again to work around their sensitive times and facilitate a good working arrangement.

The internals of the buildings were highly durable and easy to keep clean and maintain incorporating vinyl flooring, acrylic eggshell decoration and high pressured laminate fitted furniture with a 3mm pvc edging. The sanitary ware was of hospital pattern quality mounted onto maintenance demountable with stations finished in a high pressured laminate finish.

The external of the building was finished in a single application pigmented render with powder coated glazing to the new build, finished off with reconstituted stone capping at parapet level. The existing carpark was removed with new services installed. This also incorporated new stainless steel railings to the carpark and the building with a balustrading barrier separation for pedestrians.

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