Client Name:
St. Brigid's Girls National School

Architect:
Anne McMahon

Quantity Surveyor:
John D Skelly

Duration:
December 2009 - August 2010

Contract Value:
1.6m

St. Brigid's Girls National School, Dublin

Description

New build (739m²) and alteration and refurbishment works to existing building (1825m²)

Works included the removal of existing temporary classrooms and demolition of existing part subterranean boiler house for provision of new single storey extension to west plus new first floor extension to northeast wing linked by high level glazed bridge to new two storey extension to southeast wing with new vehicular access gate and staff carpark. The extension included 1 no. GP room, 1 no. Multi-purpose room, 3 no. Resource rooms, 3 no. classrooms and 1 no. Staff room. 15 no. existing classrooms were refurbished.

The external works required demolition, excavations, new main services, new play areas and two carparks with user friendly access routes, fencing and landscaping

As part of the renovation, and the new build works, the existing underground boiler house buildings, elements of the main school building, paved and tarred areas were removed to facilitate our installation of new underground services and the foundations for the new building works. JJR carried out the construction works without affecting the day to day running of the occupied areas of the building ensuring that their heating, power and toilets operation were fully maintained. This was provided by ensuring that all affected areas and tie-ins were worked on outside the live schools working hours.

The contract required areas of the buildings by handed over in phases. This necessitated the completion of groundworks, paving and tarring been programmed and carried out successfully on time to facilitate full time segregated access to these areas after each phased handover. The works also entailed working closely with the main services suppliers ESB, BordGas, DCC and Eircoms main runs through the school grounds.

JJ Rhatigan & Company Project Overview

J R Rhatigan
J.J. Rhatigan & Company

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There were carparks & play areas constructed with retaining walls installed to facilitate the varying levels in ground conditions while ensuring care while working around the existing mature trees that were to be features in the new carpark layouts. The access and change in ground level routes had ramp and stair points constructed with associated feature balustrading, walls and kerbing installed for both new and old element of the building during live occupation of the phased areas. Entrance accesses pillars were altered with the new pillars constructed to replicate the original decoratively featured pillars and tie in with the existing boundary wall areas to provide new access points. The remaining surrounding areas were prepared and finished with a mixture of roll out lawn turf, planting and mulched areas.

Enabling works included 5 temporary single storey multi-classroom units to include associated site works and drainage.

The site was bounded by St. Brigids' Girls National School, St. Lorcan's Boys National School and several residential estates.

A Traffic Management Plan was prepared in order to illustrate how traffic related risks, both within construction areas and on public thoroughfares were to be controlled.

A specific sequence of works had been devised by the Architect in consultation with the Client for this project so extensive communication and planning was required between the Architects and ourselves to ensure that the sequencing of works was implemented effectively, so as to allow for safe execution of all construction activities around the live school.

No deliveries/removal of loads took place between 8.40a.m and 9.10am and 12.30pm and 3.00p.m. so as not to clash with pupil drop off/pick up times respectively.

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