



University of East Anglia Refurbishment of Accommodation Blocks

 **VolkerLaser**





Developing a close professional relationship with the University of East Anglia has secured VolkerLaser repeat business for three consecutive years, delivering works to Grade II listed buildings.

Client	University of East Anglia
Value	£2.1 million
Duration	July 2012 to Sept 2015

Services included	
Concrete Repair	Conservation Slab Painting
Mastic Asphalt Waterproofing	Anti-Carbonation Painting
Handrailing & Guard Railing	Raising of Concrete Parapets

In June 2012, VolkerLaser were awarded the £188,000 contract on the basis of a competitive tender to provide works to four blocks of student accommodation for the University of East Anglia, in addition to adjoining walkways. Internationally renowned for its distinctive and attractive campus, two of the university's four blocks - Suffolk Terrace and Norfolk Terrace - are Grade II listed buildings protected by English Heritage; it was imperative therefore that our team liaise with English Heritage throughout the scheme in order to accommodate their specific requirements.

The scope of works itself included extensive structural concrete repairs to Suffolk Terrace, in addition to the application of Keim Coating anti-carbonation paint in order to maximise the long-term lifespan of the structure. The walkway providing access to the accommodation block also underwent refurbishment; paving slabs were removed, waterproofed using a SikaFloor Coating system, and later reinstated after a structural supporting wall was constructed. A flat-roof felting system was also applied to a number of small roof canopies around the Norfolk Terrace accommodation block.

As an educational establishment, it was important that work to the University be completed solely throughout the summer months in order to prevent disruption to students. Thanks to VolkerLaser's hard work and strict programme management, works were completed on programme in September 2012, prior to the return of students occupying the residential blocks and studying in the surrounding area.

The quality of VolkerLaser's workmanship led to the securement of additional phases of work in 2013 worth £845,000, which would usually be tendered out separately to five or six separate contractors.

From past experience alone, the University had confidence in VolkerLaser's ability to manage budget effectively in order to gain the best value for money possible.

Not only was the project completed on time, but within the tight budget restrictions enforced by the University Treasury department, and with minimum client management. As a result of the successful outcome of works in 2012 and 2013, VolkerLaser were awarded the £435,000 contract for the third phase of works, commencing on the 16th June 2014 for a twelve week period. VolkerLaser have now been awarded the 2015 works package for £675,000.

Our site team have created a highly successful "project team" at the University of East Anglia, including designers (Clancy Consulting), architects (RHPartnership) and CDM consultants (AECOM). VolkerLaser are confident that the ethos of teamwork and partnership between all parties involved will develop and improve over the forthcoming years.

"VolkerLaser are by far the best company in this field that we have worked with; they completed the project on time, to budget and with a minimum of client management. The quality of the workmanship was outstanding, so much so that we have begun discussing with English Heritage using this work as a benchmark of how to treat 20th century listed concrete buildings and structures. UEA Estates has worked with many of the big named Concrete Repair Contractors through the years and in our opinion, VolkerLaser are second to none."

Martin Lovatt
Project Manager, University of East Anglia



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