



Location: Manchester
Project Value: £1,67M
Project Start Date: June 2010
Project Completion: October 2010

Project Information

Caswell Group has recently been awarded a prestigious contract by Primark Stores Limited. The works comprise the stripping out of the 4th and 5th Floors to enable future use by our client, Primark Stores Ltd. The contract was awarded on both price and the ability to co-ordinate with the other works contractors in upgrading the H.V. supply to the upper floors. This contract follows on from our previously completed works on the 3rd floor, valued at £450k, which were completed to the client's total satisfaction.

Description of Contract Works

5th Floor: mechanical and electrical survey, isolation and installation of temporary services and lighting etc. Removal of sprayed asbestos insulation and contaminated shop fit material, internal fixtures, fittings, M&E Services, Escalators, and Partitions - back to shell (approximately 4300m² of floor area).

4th Floor: mechanical and electrical survey, isolation and installation of temporary services and lighting etc. Removal of asbestos containing materials and strip out of all internal fixtures, fittings, M&E Services, Escalators, and Partitions - back to shell - (approximately 4300m² of floor area).

Method of Works – General Overview

All works will be planned to minimise the potential impact on the client, their customers and surrounding businesses and personnel.

Phase 1 works will establish temporary decontamination facilities on the 4th floor and enable preliminary decontamination works to



commence on the 4th and 5th floors. The scaffold and hoist will be erected and temporary supplies and lighting will be installed.

Phase 2 of the works will establish the purpose-built DCU on the fourth floor and asbestos contamination will be removed to establish welfare and storage areas on each floor.

Phases 3, 4 and 5 will involve the complete decontamination of areas where asbestos has been identified and the removal of general waste materials.

Working times

Due to site access restrictions and the potential impact of works on the client, their employees and other persons, it is envisaged that the majority of works will be carried out on a night working pattern.

Approximately 2/3 of the proposed workforce will be concentrated on a night shift. The night shift will be responsible for all potentially disruptive works including waste movement.

A day shift will be operated to carry out specific tasks related to complex removal procedures or the fine cleaning of the work area prior to a visual inspection.

General Works

All works will proceed in a systematic manner to eliminate potential risks. The floors are laid out in a grid like pattern delineated by columns. Areas for work will be identified and briefed to operatives on a daily basis and will seek to remove materials in the following order:

- ?Materials and debris creating hazards for working (eg fallen or hanging ceilings, trip hazards);
- ?Materials and debris that create elongated transit routes or restrict free movement around the floor (eg partitions, kitchen units);
- ?General ceilings and fixtures at height;
- ?Asbestos materials;
- ?Floor coverings and other low level materials;
- ?Waste removal.

A large quantity of waste must be removed from the work area on a daily basis to facilitate the smooth running of the programme. To enable the easy movement of waste materials, reduce the number of skips and traffic movements around the site, we intend to use 1 tonne euro waste bags for the majority of the waste disposal.

The waste bags will be filled within the work area and transported on dollies through the cleaning station to the hoist and will then be lowered by means of a lifting gantry from the scaffold access deck in to bulker transporters for disposal.