



PROJECT CASE STUDY

STUDENT RESIDENCES PROGRAMME 2014/15 MELVILLE GROVE RESIDENCES REFURBISHMENT

Project Details

Project: Melville Grove Student Residences

Client: University of Liverpool

Division: Capital Projects Programme

**University of Liverpool
Project Manager:** Andy Murphy

Contractor: ULCCO Special Projects Ltd

Architect: Cassidy & Ashton

Structural Engineers: Atkins

Building Services: Abacus

PQS Todd & Ledson

Programme: 4 Phases
Start Date: 3 March 2014
Completion Date: 11 January 2016
Overall Duration: 97 Weeks

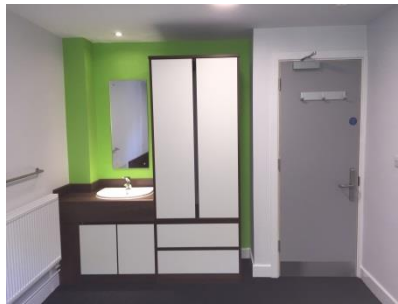
Capital Investment: £7.2 million



Before



After



Project Profile

Built originally in 1993, Melville Grove Residences comprises of 49 houses of semi detached and terraced construction ranging between 2 and 3 storey in height.

Providing 338 student apartments within 8 different house types, ULCCO SP worked closely with the design team and the University's Project Manager to provide best value for money, enhancing the scheme to provide a complete renew of the full interior of the properties along with new powder coated aluminium windows in lieu of the original plan to refurbish.

The standard Type A house comprises of 7 student apartments fit out as follows:

- New integrated kitchens with social dining area
- Full fit out of new mechanical and electrical services
- All new plastering and full joinery fit out
- Full fit out integrated bedrooms
- New shower pods & bathroom suites
- High class finishing's with modern vibrant colour schemes

Lessons Learnt

- Early engagement of the main contractor
- Collaborative working of the whole project team
- Open protocol of commercial management
- Best value
- Lifecycle costing considerations
- Reinvestment of surplus money/contingency back into the scheme
- Supply chain involvement with the design and project team
- A non adversarial approach with a "can do attitude"

The Director of Capital
Projects & Estate Strategy

"The best refurbishment residences programme that the University has provided to date. Early engagement with our in house construction team has benefitted the scheme throughout with attention to detail, quality control and commercial management being major factors in the successful delivery of this project. The Project Team have worked hard to make the refurbishment a reality and have exceeded our expectations"