

100 & 101 Barbirolli Square, Manchester



PROJECT

Situated within the busy central district of Manchester, and operated by Savills, both buildings form part of the Barbirolli Square complex. The original late nineties substrate had begun to show signs of aging, and water ingress was affecting the office spaces below.

We were tasked by the management company to install two new different roofing systems to protect those below. We successfully managed all aspects of the project, going above and beyond to rectify issues outside our scope.

TWO SEPARATE BUILDINGS

We started work on 100 with the knowledge that tenants were waiting to move into the top floor based on our success. A fit out team were busy readying the office below, and it was paramount we adhered to strict timescales. To ensure the project was a success, we worked quickly and practically to raise M&E plant from the roof so that we could install the system underneath within a day. Our professionalism on this building enabled us to secure the adjacent building whilst still on 100.

101 was an even bigger challenge, 16 M&E units had to be craned away from the working area over the course of two days. We coated each section by splitting this task in half and by completing evening and weekend work. Working alongside the client we made sure that all surrounding businesses remained operational throughout,

SPECIALIST KNOWLEDGE

It quickly became apparent that the 100 building was still suffering water ingress, despite our workmanship being signed off. Our Contracts Manager went above and beyond to offer the client advice by both testing the system with them present, and discovering the cause of the issue internally. He built great rapport with the building owner and by discovering the issue through multiple tests he was able to suggest that they properly maintain 101 by installing safe roof access to prevent further issues on that roof.

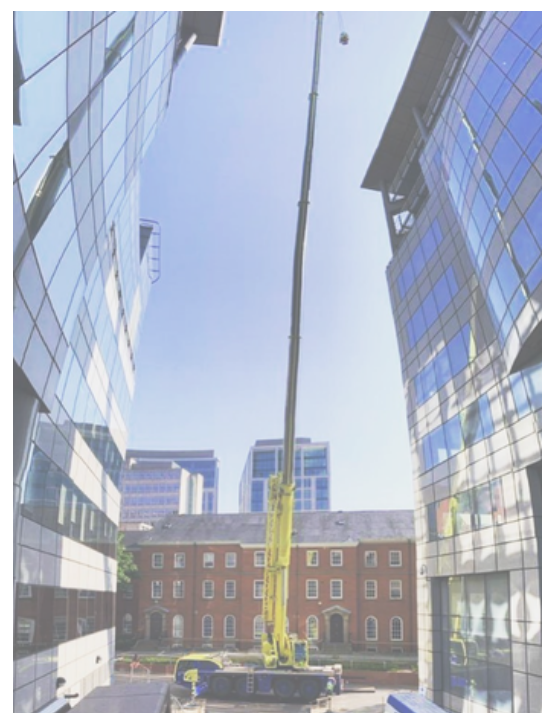
AT A GLANCE

Challenges

- City centre install
- Delicate M&E plant
- Multiple trades on-site
- Tight programme
- On going water ingress

Contract

- Aug 2021 - Jun 2022
- Bauder BTRS & LiquiTEC (inverted)
- 1,850m² total area



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