

REED'S SCHOOL



THE CUSTOMER

Reed's School is a successful independent day and boarding school, providing education for just under 800 pupils aged between 11 and 18.

The Reed's Foundation was established in 1813 by the Rev Dr Andrew Reed and set amongst 40 acres of countryside and benefiting from a beautiful and secure campus, pupils enjoy the space, flow and surroundings which provide an inspiring setting. They have ambitious plans over the next five years to design and develop the facilities of the school, which include four new laboratories, six classrooms, expansion of dining facilities and potentially a whole new performing arts centre.

THE CHALLENGE

The heating system was originally installed some 40 years ago and as you can imagine the antique system faced an ever-increasing struggle to meet the modern demands now thrust upon it.

When a critical heating failure occurred in Spring of 2022 the school had to rapidly arrange an emergency heating solution using containerised plant rooms to service the main building as well as the near Olympic sized swimming pool facility.

**"THE BIRDSALL TEAM WERE PROFESSIONAL AND
IMPRESSIVELY HARD WORKING..."**

HEAD OF ESTATES AT REED'S SCHOOL



New purpose built GRP plant room.



Installed boilers and insulated header.



Main plant room and boiler installation.



Plant room installation.



Installation, Isolation & Insulation.



New variable speed grundfos pumps.

"THE BIRDSALL TEAM WERE PROFESSIONAL AND IMPRESSIVELY HARD WORKING, AND HAVE DELIVERED NOT ONE, BUT TWO COMPLETE NEW PLANT ROOMS WITHIN OUR TIGHT SCHOOL HOLIDAYS DEADLINE."

HEAD OF ESTATES - REED'S SCHOOL

THE SOLUTION

The Reed's School Estates team engaged with a local M&E consultant, Hulley & Kirkwood, who are renowned for their work in educational facilities. Coincidence would have it that Birdsall's Projects Team had not long completed two other school boiler replacements under the stewardship of Hulley & Kirkwood. The emergency boiler supplier had already employed Birdsall independently to assist in setting up the temporary heating arrangement at Reed's School.

Birdsall's mechanical project manager Phil Reed, met with the consultant and estates team to formulate a program to get heating back online in time for the return of summer break. It was a tight deadline given the scope of works as not only did the main boiler house require a total refurbishment but an entire new plant room to serve the swimming pool was required.

Scope of works were conducted by Birdsall prior to the summer holiday and all engineers had undergone the necessary DBS security checks.

As is usual with old buildings - obstacles arose, with hidden asbestos a temporary works suspension had to be enforced by Birdsall. The asbestos in the main boiler house was identified, but when the vintage one tonne boiler door was being removed for clearance additional asbestos was identified, something that was not in the boiler manufacturers manuals. Fortunately, Birdsall were acting as principal contractor and our extensive and robust health and safety policies stood up to the test. A combination of engineer's experience and training regarding asbestos awareness and the immediate suspension and evacuation meant that no exposure to the suspect material was suffered.

Under controlled conditions a small piece of the material was obtained, and hand delivered to an asbestos specialist laboratory for analysis the same day. The prompt identification and clean-up of what proved to be asbestos containing materials meant that the program was delayed by four days, with our hardworking engineers putting in the extra hours and effort required we made those four days up and continued to honour the completion date set at the beginning of the project.

The new swimming pool plant room works included a new GRP (glass reinforced polyester) housing structure, however delivery dates for the equipment drifted further and further away, so it was paramount to install a temporary waterproof structure and rapidly enclose the proposed location so that our engineers were able to install a fully functioning plant room within it, once the GRP hut finally arrived it would be a simple case of removing the temporary structure and crane lift the pre-constructed building into position.

THE OUTCOME

Birdsall successfully replaced the entire contents of the old boiler house and constructed a new purpose built plant room to house the swimming pool boilers within the time restraints of the school holiday, so there was no down time for the school.

Birdsall organised and managed all aspects of the project including enabling works, asbestos removal, installation of all the new plantroom equipment including boilers, testing, and commissioning.

Following completion and hand over of this project Birdsall provided commissioning and test certificates to the School, demonstrating the greatly increased performance of the new boilers and associated systems.



INCREASED PERFORMANCE
& RELIABILITY



COMPLETED TO TIME
SCHEDULE WITH ZERO
DOWNTIME



IMPROVED EFFICIENCY
AND AESTHETICS



- BUILDING SERVICES • ENERGY SERVICES
- HVAC • PROJECT SERVICES

MAKING YOUR **ENVIRONMENT** WORK.



TAKE THE NEXT STEP WITH US

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