



## Partners in Expert Services





Freemans Common is a new-build development on behalf of the University of Leicester consisting of 1,200 high-quality student residences on the Freemans Common site, as well as a new multi-storey car park. The development comprises a total of seven residential student accommodation blocks (1, 2, 3, 4, 5, 7 and 8) as well as a 550-space multi-storey car park.

## Scope of Works

UK Sprinklers Ltd, a constituent company of Premier Technical Service Group Ltd (PTSG) has been appointed to design, install, test and commission packages of residential sprinklers and dry risers to the student accommodation blocks and the multi-storey car park. Utilising the experience of our sister company UK Dry Risers, we will be offering a single point of contact and single package delivery across the two service disciplines, offering a streamlined process and single project team.

## Systems Overview

Given the nature of the development, the residential sprinkler systems across the seven blocks are served by three sets of combined plant infrastructure. Blocks one to five are served by a centralised plant room and block-wide distribution, whilst blocks seven and eight are fed from their own dedicated infrastructure located within each block respectively.

“Efficiency on any project is something that is striven for and PTSG aims to deliver”



Sprinkler coverage is afforded to all student residences, cluster kitchens, cluster corridors and amenity spaces.

We have a total of 12 dry rising mains being installed across the seven student accommodation blocks and the multi-storey car park to aid with fire-fighting provision on the floors.

## Challenges Faced

Some of the challenges we have faced and had to work to overcome are:

- Technical design and infrastructure sizing at tender/pre-construction stages.
- Supply chain resilience specifically prior to the Brexit announcement in October 2019.
- Creating service efficiency
- Response To The Challenges
- Technical design and infrastructure sizing at tender/pre-construction stages.

As a result of the seven residential blocks having three sets of combined plant infrastructure, we had a major challenge in identifying the requirements and specifying what was needed to ensure the systems would work as required in line with the regulations.

To overcome this challenge, we worked closely with our client Imtech to technically specify and consult on how to effectively combine their domestic plant infrastructure with the residential sprinkler systems. This involved numerous communications with our client's technical team and project teams to review their strategy, amend as necessary and present the end user as a compliant solution.

As a result of this early effort and combined team approach, the scheme design we have today reflects the decisions discussed and made early in the process whereby blocks one to five are fed from a centralised plant infrastructure base and blocks seven and eight have their own plant feeding them respectively. This has proved to be the best solution for the site, our client and the end user.

Supply chain resiliency specifically prior to the Brexit announcement in October 2019

We were faced with a lot of uncertainty prior to the October 2019 Brexit announcement.



The end user had, as a result of this uncertainty, asked Imtech and PTSG to review the logistics of procuring, and supplying a significant amount of the material elements for this project should be prior to the end of the 2019 year. This was to help with supply chain resilience and also safeguard the end users' continuity of progress regardless of what the Brexit announcement was going to be.

As a result we had to interrogate our select supply chain partners to ascertain what stock was available, when it could be made available and the exact amounts and costs associated with such measures. We then had to produce a proposed schedule which was to be accepted by the end user and also advise of the logistical plan for delivery, acceptance and verification by the end user and our client.

We received a confirmation to proceed on the 29/10/2019 and subsequently delivered circa £150,000.00 of stock to the dedicated storage facility on the 19/11/2019. This consisted of over 4,000 individual items which were received, attended and individually logged by our project team in conjunction with the client.

## Creating services efficiency

Efficiency on any project is something that is striven for and PTSG aims to deliver. This project had two fire services packages that PTSG was able to tender, technically specify and secure with Imtech. Given the diverse experience that we have within the fixed and automatic fire protection sectors and working with our other group company UK Dry Risers, we were able to offer a single point of order, single point of contact and single point of service delivery managed and overseen by PTSG (UK Sprinklers). This offered efficiencies to the project in three main areas: time, cost and service delivery.

**Time.** Efficiencies are afforded by using PTSG's qualified and dedicated design team to design both the CDP elements for the residential sprinkler systems and the dry riser systems. As a result, this enables the design team to manage and deliver the expectations of the client in a more timely manner through a centralised structure. Furthermore, this translates the same way into operational time efficiency using the centrally managed structure.

**Cost.** Efficiencies are afforded as we are able to utilise our position as market leaders in the respective disciplines to offer better priced package options over that of two



separately-let contract packages. Coupled with the requirement to bulk-procure and front-load the project, this allowed us to better buy and provide cost efficiencies over and above that of projects on a normal procurement schedule.

**Service Delivery.** We are able to offer a more focused service delivery approach by offering single point of order, offering a single point of contact processes for multi-discipline packages. As a result, this ensures that we can deliver a dedicated point of contact to oversee the entire project, backed by a support structure that helps through the various phases of construction (tender, pre-construction, construction, commissioning and handover). We have found this approach helps to deliver a productive and proactive service, enabling us to go far beyond expectations.