

Client: The Pirbright Institute  
 Sector: Life Sciences  
 Project: Insectary Upgrade Project  
 Project Value: £1.6M  
 Date: Jul 2017 to Jun 2022



## Our Client's Need

This was a 3 phased project to convert a redundant building into an Insectary following the successful award of a grant to carry out science work to combat diseases spread by insects. The site needed Grationeer Ltd to provide a Project Manager and CDM Client Representative to manage the delivery of the project across all the phases of the project.

## Services provided



## Benefits Delivered

- Grationeer Ltd maintained a high standard of management to ensure delivery of all phases.
- CDM requirements audited and maintained throughout the project.
- All aspects of the project managed by Grationeer Ltd autonomously, allowing the client to focus on their day-to-day activities.
- Grationeer Ltd produced monthly PM reports and attended monthly Project Board meetings on behalf of the client.

## Works Completed

Grationeer Ltd started the project at the early stages of design and they took on the Project Management and Site Management role. The first steps were a series of design survey to confirm the design and place orders. Once delivery dates had been received, Grationeer Ltd appointed the PD/PC roles and became the CDM Client Representative.

The first phase of the project involved converting the redundant building to an insectary. This involve creating rooms which could maintain temperature and humidity levels up to 28°C and 85%RH. These works involved adding insect meshing to all opening within rooms, upgrading a centralised CO2 distribution system, upgrading HVAC system to deliver high temperature and humidity, upgrading lighting to provide diurnal lighting control and configuring the BMS systems of the building.

The second phase was to add a new RO system to provide water to the new humidifiers and install 3 new Environmental Chambers. The RO works involved design and installation of the new RO plant to meet the specification of the humidifiers. The Environmental Chambers were novel to site, so Grationeer Ltd arranged for a factory visit in Portugal to review the product before placing orders. Once the chambers were designed and were being built off site, the rooms that would house them needed to be refurbished. All fittings within the room needed to be relocated to fit the new chambers and safety systems such as fire alarms and CO2 detection system needed to be modified to suit the new needs of the room.

The third phase was to upgrade the HVAC BMS controls with upgraded coding and new damper positioning systems to maintain conditions. The floors, walls and ceilings of the insect rooms were upgraded to be compatible with the harsh temperature and humidity conditions and the benches were laid out to the requirements of the science teams. This final phase provided a suitably upgraded building to carry out science studies to combat diseases spread by insects.

Grationeer Ltd provided a consistent management role for all phases of the project, including client side CDM representation to audit the contractor's CDM site. They ensured good communications to align the client's needs with the contractor's delivery. Grationeer Ltd handed over each phase in line with the site's Project Information File (PIF). Grationeer Ltd delivered a presentation to present the benefits delivered at each phase and how this contributed to the overall benefit of the project.