

Project Title

Exeter Innovation Centre Phase 2



Overview

Phase 2 of the Innovation Centre augments and compliments Phase 1 of the project which was completed with financial assistance from English Partnerships to Abbey Manor Developments in 2000.

The Project has been completed to the highest design and environmental standards. Work on site commenced on 6th August 2006 and was completed on 3rd December 2007. The building area is 3000M2 gross (2893 M2 net) and provides accommodation of offices, laboratories, meeting rooms Conference facilities, breakout areas and a Café in a single 3 storey block. The unit sizes vary and for the offices are 183 M2 – 347M2 and for the laboratories 166M2 – 207M2.

The building has achieved a BREEAM excellent award for offices together with an environmental performance rating of 10, (10 being the maximum score). Phase 2 of the Innovation Centre is aimed at small established businesses, who, as they develop will move on to the planned Science Park to be constructed nearby.

Photograph



Vision for development

The principal aim of the Innovation Centre is to develop knowledge – driven ventures actively associated with higher education. It will operate as a provider of mixed office and laboratory space with a high level of incubation and wider business networking support.

Objectives

- To provide sustainable technical and business support services to high tech, innovative or new or growing businesses.
- To increase the rate of technology and knowledge transfer between FE/HE, public sector research and business in order to promote business innovation and growth.
- To provide sustainable affordable facilities for high tech innovative new or growing business in proximity to an HE Institution to act as a hub for innovation support.
- To create new and develop existing business.
- To create new high added value employment.

Designers Brief

The building is situated on a sloping site which is visible from the centre of Exeter so it was important that the design team delivered a well designed high quality sustainable building to achieve a BREEAM excellent award together with a maximum environmental certification. The building had to complement the wider landscape and the surrounding built environment around it.

Delivery Approach

The project was delivered by the University of Exeter utilising funding from SWRDA. The University procured the professional team and contractor using SWRDA's Framework. The Form of Contract was a JCT Design and Build Form with SWRDA amendments. The Contractor and Professional team appointments allowed early development of an integrated design team.

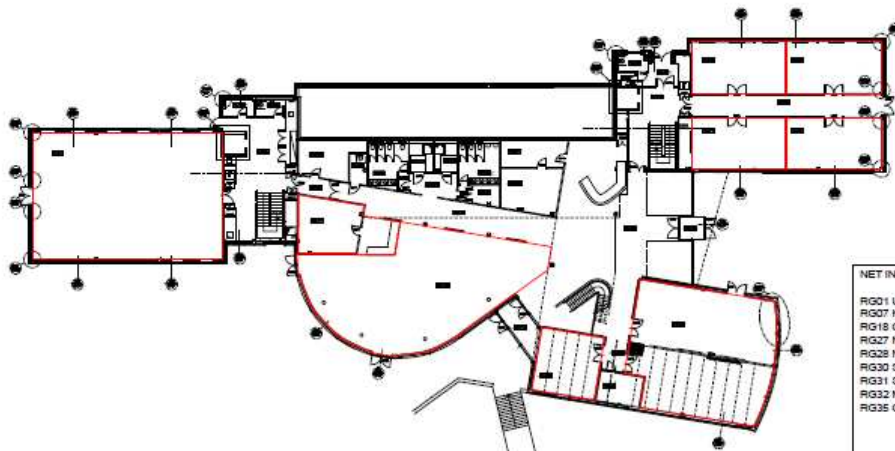
Sustainability

Exeter Innovation Centre Phase 2 has been designed to minimise it's impact on the environment and achieve a BREEAM environmental rating of "Excellent". The building incorporates a number of sustainable technologies and design principles to reduce energy costs and carbon footprint.

These include the following:

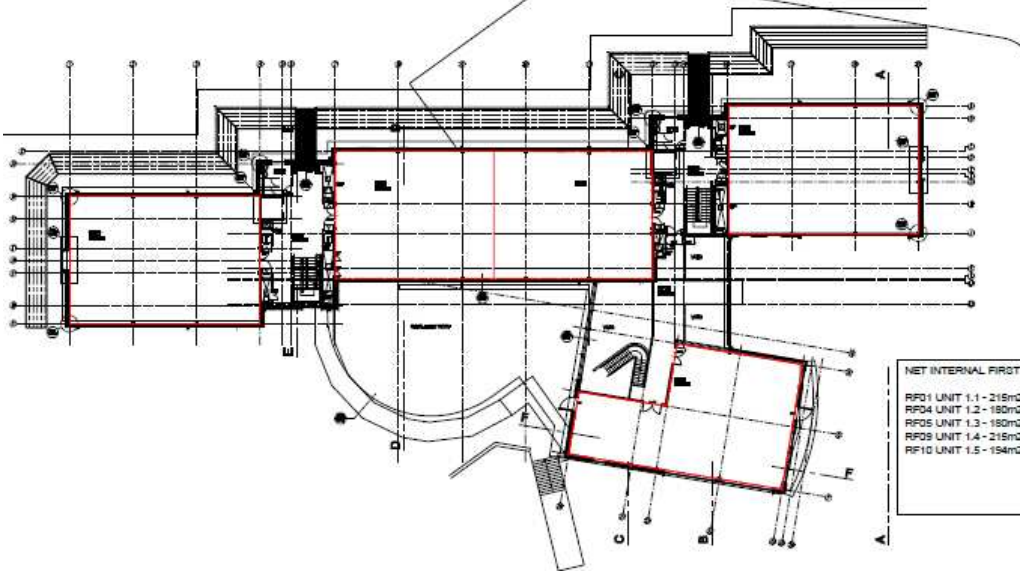
- Natural heating and cooling.
- Cross ventilation.
- Rainwater harvesting.
- Green roof over the café / restaurant.
- Low water use to WC's and sinks.
- Passive low energy self operated lighting.
- High thermal standards.
- Solar shading provided by deep overhanging eaves and "brise solie" at lower levels.
- Triple solar shaded glazing

Project costs	
Item	Cost
Area	3,000M2 Gross
Overall project costs	£9,260,362
Construction Cost	£6,375,509
£/M2 Construction costs	£2,125M2
£/Sq/ft Construction costs	£197 Sq/ft
Thermodek (roof structure)	£94,030
Solar shading	£67,122
Drainage including rain water harvesting	£166,020



NET INTERNAL GROUND FLOOR AREAS:

- RG01 UNIT 0.1 - 215m²
- RG07 KITCHEN - SERVERY - 42m²
- RG18 CAFE - 188m²
- RG27 NW LABORATORY - 43m²
- RG28 NE LABORATORY - 43m²
- RG30 SE LABORATORY - 43m²
- RG31 SW LABORATORY - 43m²
- RG32 MEETING ROOM - 35m²
- RG35 CONFERENCE ROOM - 155m²



NET INTERNAL FIRST FLOOR AREAS:

- RF01 UNIT 1.1 - 215m²
- RF04 UNIT 1.2 - 180m²
- RF05 UNIT 1.3 - 180m²
- RF09 UNIT 1.4 - 215m²
- RF10 UNIT 1.5 - 154m²

Milestone dates

Project inception / design August 2004
Detailed planning permission May 2006
Commencement on site 6th August 2006
Project completion 3rd December 2007
Official opening 17th December 2007

Operating costs

These will be monitored over the long term by a third party contractor using the BMS system installed during construction as part of the long term environmental strategy. Additionally interviews will be held periodically with the buildings occupiers to monitor satisfaction.

Lessons Learnt

- Taking sufficient time to develop the design provided cost and programme certainty with the result that the project was completed on time and within budget
- Following outline design involve the D&B contractor at an early stage, but don't novate
- Hold joint meetings with the whole development team. This promotes an integrated design and construction team.
- New technology, (Thermodec roof planks) Facilitate technical working sessions between the designer and contractor during pre-contract design, this will avoid delays during the construction phase.
- It was assumed that a drainage survey would be available but it wasn't – never assume anything – always check.