

Project Spotlight



Kingston 189 Peterborough

Floor Reinstatement Works

Following a competitive tender process, Twintec were appointed as Main Contractor to carry out repairs and reinstatement works to an existing floor slab at a distribution and logistics facility in Peterborough. Twintec were employed by the existing Tenant, who had undertaken substantial works to alter the floor as part of their operations. The works formed part of their exit strategy and needed to be approved and agreed with both the Landlord and the prospective Tenant, as well as the existing Tenant's appointed design team.

The 15 year old floor slab was originally designed and constructed by Twintec to FM2 Special and, despite the alterations carried out, was still in notably good condition. The basis of our appointment was to design repair works that would reinstate the floor slab to the same tolerance and specification as originally built.

The Tenant's racking had been removed as part of an enabling package of works, however rack anchor bolts had been left in-situ. Our package of works included the following works:

- removal of all rack anchor bolts and infilling
- removal of the existing guide by wire system and surface repairs

- replace localised sections of armoured joints that had been removed as part of the Tenant's works
- infill aisle paths that had previously been ground out by the Tenant
- application of Sika Proseal sealant to the floor finish

Twintec worked with the Employer's team to overcome challenges with the following workable solutions:

- Developing detailed design proposals for each area of work required
- The provision of a 10 year maintenance agreement for the benefit of the prospective Tenant
- Use of multiple forced dust extraction equipment systems, to ensure that dust created from grinding

Project Data

Client:	Bidwells
M ² :	18,500m ²
Time on Site:	13 weeks
Completion Date:	October 2020

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did not affect the highly sensitive fire detection system

Upon completion of our works, the floor was independently surveyed by Flat Floor Consulting and the results demonstrated full compliance to FM2 Special to TR34 3rd edition in the areas where Twintec had carried out reinstatement works.

Throughout this project, Twintec's experienced concrete specialists utilised industry leading equipment to ensure timeframes, tolerances and health & safety requirements were met.

Twintec were appointed as Main Contractor and Principal Contractor under the CDM Regulations 2015 and were therefore responsible for the site and project workforce as a whole.

The project was delivered within the Client's approved budget and ahead of programme.

At the outset, we presented our client with a programme of works including our methodology and, when unknown circumstances arose, we were flexible and could adapt to suit.

Twintec offer a 10 year warranty on all new floor slabs, however as this project was slightly different in that no new floor slab had been constructed, to ensure peace of mind for the new Tenant we put a 10 year maintenance agreement into place.

The reinstatement works to this 18,500m² floor slab were completed in 13 weeks.

Twintec Services & Renovation

offer a service for investigation, maintenance and where required adaptation, renovation or replacement of existing concrete floor slabs.

Twintec's experience and specialist knowledge in the design and construction of industrial concrete floor slabs makes them perfectly placed to offer expert advice on your existing facility and working in more than 30 countries worldwide, we offer a local tailored service to meet your needs.

- Design checks, surveys and repair methodology
- Adaptation; upgrading flatness and weight tolerances, rebuilding
- Repairs; surface damage, cracks, construction joints, racking bolt removal
- Surface treatments; micro-grinding & polishing, dust reduction, increasing abrasion resistance
- Maintenance; cleaning and cleaning products



BIDWELLS

"Twintec are a 'solutions based' Specialist Contractor with a technical and practical understanding of floor slabs in industrial applications. They were pro-active in their approach, and the site and workforce were well managed."

Jonathan Conway, Building Surveyor, Bidwells LLP

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