



UBER-TRENDY CAMPUS

The R51,4 million project comprised two multi-storey buildings, 5 900m² of residential space to create 148 units, 17 bathroom facilities, three spacious lounges, 23 kitchenettes, 28 study rooms and on-site laundry for 300 students.

With 30 years' experience and a solid reputation in the building sector, NMC Construction Group was appointed as the main contractor to provide safe, quality accommodation on the campus. On the design front, Cape Town-based mlh Architects & Planners, together with Sutherland Consulting Engineers developed a practical, economical and fit-for-use design with input from sub-contractors and co-contractors, and offered a fixed price contract. mlh Architects' plans dovetailed perfectly with NMC's

NMC Construction Group has successfully completed the student residence at the Cape Peninsula University of Technology (CPUT) in Cape Town.

philosophy to be innovative, cost efficient and add value.

In addition to functioning as a residence, the building has been designed to preserve the remnants of Hanover Street within its grounds as a safe outdoor pedestrian recreational space for the students. The controlled access includes a Cairn of memorial stones laid by former District 6 residents.

The building comprises a 4-storey bedroom wing and a double storey common room and bedroom wing. The wings include several landscaped courtyards that afford natural light

and privacy for all bedrooms with access via Hanover Street. The entrance foyer links an outdoor covered walkway to the external entrances as it traces the path of the original Hanover kerb edge.

Owing to the high demand for student accommodation, occupancy numbers were maximised by providing double bedrooms and shared facilities. Access control to the building is via biometric thumbprint readers and all bedroom doors have spyglass viewers for the safety of students.

Studies, kitchenettes and stairs occupy the corners of the building, so

that the best panoramic views of the city and mountain are enjoyed from the common areas.

The scope of work for this project included the construction of two multi-storey buildings executed in two phases. Both structures comprise raft foundations with load bearing brickwork and precast concrete slabs.

"As expected, the synergies with all our design and construct partners on the CPUT project proved once again that we are committed to a timeous delivery of a quality product to our clients within a fixed lump sum price. By tapping into the collective capabilities and expertise of each partner we are able to maximise the value of a building whilst reducing input costs through value engineering and



design optimisation – this is why we select partners best suited for each project, says Dale Gay, NMC Contracts Manager.

A number of energy efficient products were carefully selected and sourced including: Low-e glass has a microscopically thin, transparent coating comprising several layers – (much thinner than a human hair) – that reflects long-wave infrared energy (or heat). Some low-e's also reflect significant amounts of short-wave solar infrared energy. Low-e glass can supply very good heat insulating performance and meets the requirement of energy saving by preventing too much solar energy heating the room during summer and reducing indoor heat loss during winter. Heat pumps have been utilised throughout the campus residences. The bathroom fittings include products from Geberit, Vaal and Cobra. The students' kitchenette fixtures include products from Franke and Midas supplied the customised paint.

"The NMC design and construction offering proved to be an excellent method of doing business. The value it added to the project was evident, with the cost coming in considerably less than traditional procurement methods. In addition, we experienced a quicker turnaround time on project delivery and reduced time spent on procurement. I would like to commend the team on a professional project execution and a most enjoyable construction experience," says Alex Honhaar, Manager: Infrastructure and Facilities Management of CPUT. The NMC Construction Group's

design and construction service offers a holistic approach to any project, including design co-ordination, planning, plan approval, budgeting and construction management.

The well-established group has experience in turnkey design and construction delivery, the group has successfully established strategic long-term partnerships and has diversified its portfolio across the industrial, commercial, retail, agricultural and institutional infrastructure sectors.

Current design and construct projects include; the R84,8 million Project Synergy, a commercial extension and refurbishment for home shopping retailer, HomeChoice, as well as the R24,4 million extension and upgrade of the Elgin Free Range Chicken facilities.

The multi-disciplinary construction group has a national footprint and SADC presence. Currently the organisation has offices in Cape Town, Johannesburg, Durban, East London, Port Elizabeth, Kathu, Springbok and Windhoek. The business growth is attributed to NMC Construction Group's strategic intent to expand its market space to include civils infrastructure and diversify its building portfolio to include commercial, retail, bulk residential and institutional and social services sectors.

The NMC Construction Group's civils and building divisions are ISO accredited in the following three ISO standards; ISO 9001, ISO 14001, OHSAS 18001. These entities have a level 2 and level 3 BBBEE rating and a CIDB GB9 and CE8 grading respectively. ■