

## Heber School

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**Client information:**

**London Borough of Southwark**  
19 Spa Road  
Bermondsey  
London  
SE16



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<b>Administered from:</b>	Head Office
<b>Form of contract:</b>	JCT Intermediate Form with Design
<b>Contract location:</b>	East Dulwich
<b>Value:</b>	£387,000.00
<b>Final value:</b>	£372,000.00
<b>Duration:</b>	April 2009 to September 2009
<b>Sector(s):</b>	Education, Public sector
<b>Type(s) of work:</b>	New build, Refurbishment - General
<b>Short description:</b>	School Extension - Structural Alterations, New Lobby & Reception Areas

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The project involved constructing a new entrance area, refurbishment of reception area, refurbishment of classrooms, toilets and new administration office.

A steel framed and structural glazed structure now forms the impressive entrance lobby of the school. An automatic glazed door offers ease of access but security as required.

A curved concrete insitu staircase leads from the lobby to the reception area, the stairwell is clad with solid oak flooring and panels, in addition a glazed lift offers access to the reception level.

An oak timber bespoke reception desk was designed and installed other purpose made joinery included oak solid doors, window frames and seating benches.

The flooring of the entrance area was a continuation of the external paving into the glazed structure. A matwell provides some cleaning of shoes prior to people walking on the solid oak flooring of the reception area.

New module lighting and fire installation and adaptation was provided to the all refurbished area.

The existing heating system was adapted and extended to suit new configuration and new type low level heating was positioned under purpose made seat benches.

Key elements of the project was the quality of workmanship, phasing of works to minimise disruption of the school, protection and health and safety of both our workforce, the school children, staff, parents and other members of the public.



## Contract Evidence

### Added value:

H.A Marks own direct labour carried out much of the works, leading to certain added value items being created for the client, such as much greater flexibility on working times, noisy works and not disturbing classes.

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Our direct plumbers also contributed to carrying out additional helpful works whilst on site such as replacing the lead water main.

**Change management:**

We operated an early warning system for any potential variations that might have a cost affect on the project. We made and assessment of any potential variation early and report to the contract administrator. Working with Playle the clients contract adminstrator we managed to reduce and in cases eliminate any risk to the budget and program.

Working pro-actively with the clients team to provide solutions really helped to get the project finished under budget and to program.

**Environmental management arrangements:**

The project was managed in line with ISO 18001 and a full Site Waste Management Plan was introduced. A scheme for seperating and recycling site waste was introduced.

**Health and Safety:**

Health & Safety provisions on this project were robust and run in line with H.A Marks management of safety systems. Regular site safety audits were carried out. The project was completed with no incidents or injuries.

**Innovative techniques:**

A specialist method of forming and cutting the front sign was sourced, the sign was a signature feature of the front entrance lobby and was sourced by Tony Goff, who engaged a Plasma cutting specialist to create the sign.

**Local labour and CSR:**

H.A Marks employed substantial local labour on this project. We endeavour to engage local labour on every project we work on, it also helps a local company such as ours to build links with the community,

**Modern methods of construction used:**

A specialist method of forming and cutting the front sign was sourced, the sign was a signature feature of the front entrance lobby and was sourced by Tony Goff, who engaged a Plasma cutting specialist to create the sign.

**Prefabrications:**

The large glass screens to the front of the Lobby were manufactured off-site as was a large, accoustic room divider.

**Risk management:**

We operated an early warning system for any potential variations that might have a cost affect on the project. We made and assessment of any potential variation early and report to the contract administrator. Working with Playle the clients contract adminstrator we managed to reduce and in cases eliminate any risk to the budget and program.

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**Specialist contractors used:**

Glazing Specialists Firmans were engaged early on to ensure the lead time items with the Glazed screens were detailed and ordered early on to stay on program.

**Supply chain involvement:**

From an early stage, key suppliers were brought on board to assist with design, queries, planning, procurement and programming.

**Value engineering:**

We worked closely with our mechanical contractor, our services engineer to redesign the heating proposals to create cost savings for the client.

H.A Marks electrical dept. also contributed cost savings by re-engineering the lighting to create substantial cost savings.