



Builders, Refurbishment & Repairs



+ Project Review

Issue 17 – Sept 2014

Site: Cypress Infants school, Croydon

Scope of works: Refurbishment to Family Assessment centre

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2



Phase 2: Toilet Cubicles

Scope of Works:

To refurbish and replace existing toilet. Remove internal wall, install new toilets, ventilation and hard wearing cubicles

Design and Access:

Considerations undertaken by architect.

Stakeholders:

Diligent team and Premises manager, Gary Stewart.

Challenges:

The location of x2 soil vent pipes were not known prior to works as these were located behind existing carpentry. This required modifications to the planned works at this early phase to accommodate the toilet pan soil wastes.

Lessons Learned:

No matter how detailed a plan on paper, work on the ground always requires modification and ability to work on the fly.

Recommendations:

An intrusive survey should be carried out prior to works start.

Summary:

A successful phase delivered at this junction. Customer signs off cubicle installation.





Phase 3: Hand wash systems

Scope of Works:

To deliver a hand wash system with modern sensor taps and sensor soap dispensers

Design and Access:

Considerations undertaken by architect.

Stakeholders:

Diligent team and Premises manager, Head of schools

Challenges:

Trough sink supplier delivered both sink units the incorrect size with incorrect pre drilled tap holes. This required modifications to the bathroom cubicle wall to increase its length and reduce a doorway by 100mm to accommodate the unit and allow the project to move ahead.

Lessons Learned:

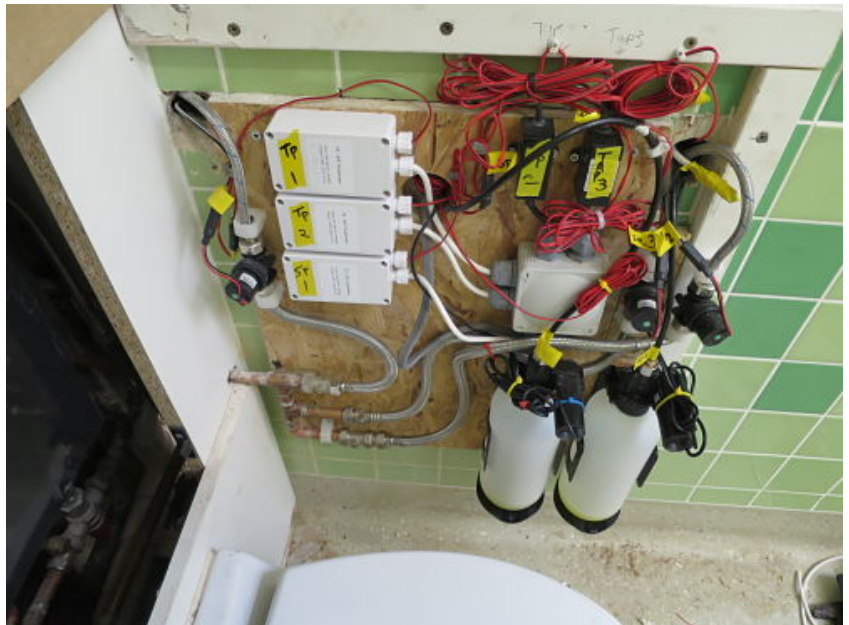
There was a delay in response to decisions being made on structural layout modifications.

Recommendations:

During school holiday period it is best practice to have a decision making team available for material changes.

Summary:

After modifications to the bathroom layout to accommodate the larger trough we delivered a successful hand wash system. Modern and usable.





Phase 4: Hand wash Systems Area 2

Scope of Works:

To deliver a hand wash system with modern sensor taps and sensor soap dispensers to Area 2 of the center

Design and Access:

Considerations undertaken by architect.

Stakeholders:

Diligent team and Premises manager, Head of schools

Challenges:

The hand wash mechanical equipment could not physically be located between the stud walls as indicated on the initial specification. This required modifications to the layout to accommodate these items in a serviceable location.

Lessons Learned:

More detailed communication of product sizes during material procurement.

Recommendations:

The sink trough material is Corian composite. We believe the white color shows up the dirt a little too much. A color to match the greens in the school may have blended with the color scheme of the center.

Summary:

Successfully delivered the hand wash system. Client signed off.





Phase 5: Quiet Area

Scope of Works:

To deliver an area of the center for children to sit and sleep during the afternoons, in parallel with other users of the same section of the center.

Design and Access:

Considerations undertaken by architect.

Stakeholders:

Diligent team and Premises manager, Head of schools

Challenges:

The section of floor area was under laid with heating pipes in the floor. Therefore, the usual chemical resin to adhere the carpet would emit toxic fumes into the room when exposed to high floor temperatures. This required an unconventional method of carpet adhesion.

Lessons Learned:

Method to adhere the carpet was agreed as an anti slip double sided mat with non toxic adhesion material.

Recommendations:

None.

Summary:

Successfully delivered last phase of this project.



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Often Challenged – **Never Beaten**



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