

Foxley Lane, Purley

Basement Groundworks for a 72 Bed Care Home



Project Overview

- Basement excavation including temporary work and earthwork support.
- CFA Piling forming contiguous piled walls with reinforced concrete basement walls tanked and damp proofed.
- Masonry courtyard walls and internal walls supporting a precast concrete ground floor slabs and stairs.

Service Provided

Shape Consultants Limited was commissioned by a Groundwork Contractor to provide contractual and commercial support to assist them with a contract to build a basement and sunken garden up to ground- floor level as part of a 72-bed care home.



Project Highlights

The project was resourced by a combination of direct labour and subcontract. We carried out the procurement of subcontractors, labour, plant and materials on the project. This included the scheduling of material deliveries and preconstruction activities with the appointed subcontractors.

Shape was responsible for the cost control of the project against the original cost plan, providing monthly reports to the Groundwork Contractor on the financial and programme position.

Liaising with the main contractor was a key part of our responsibility to ensure information required was requested and received in a timely manner along with identifying variations to the contract and administering the monthly valuation process. We also had to assist with preparing an extension of time and supporting documentation to protect our client from damages being levied by the main contractor. This was 100% successful and was adopted by the main contractor to makes claims against other parties involved in the project.

The project was carried out during coronavirus restrictions where the supply of labour and materials were in a volatile situation. We assisted the Groundwork Contractor to navigate their way through this by looking at alternative supply options to overcome delivery issues. This was made easier by maintaining good cost control during the project allowing informed decisions to be made based on factual information.

