

PROJECT MANAGEMENT

ABOUT US

calfordseaden is an award-winning construction and property consultancy. Our comprehensive range of services cover chartered building and quantity surveying, project management, architecture, civil and structural engineering, mechanical and electrical engineering, sustainability and health and safety. Through our complementary and mutually supportive competencies, we provide our clients with a truly multi-disciplinary service through our six offices.

calfordseaden provides professional Project Management services to a wide range of public and private sector clients. Our experienced project managers deliver value for money by defining the key project objectives at the outset and then driving the project forward to ensure they are achieved.

Our project management team work collaboratively with clients to carefully plan each project, formulating and proactively implementing the most effective delivery strategy to provide outstanding results.

calfordseaden has extensive experience in traditional construction, but is also a leading authority in the design and use of modern methods of construction, sustainable design and construction and renewable technologies. Our experience and constantly evolving expertise means we anticipate the needs of our clients and provide them with the best and latest solutions and perspectives. We seek to provide value for money for our clients and pursue a flexible and innovative approach to the challenges we encounter on their behalf.



Architecture



BIM



Building
Surveying



Civil & Structural
Engineering



Clerk of Works



Employer's
Agent



Health & Safety
Risk Management



M&E Engineering



Project
Management



Quantity Surveying



Rights of Light
& Party Wall



Sustainability



£2M Soap Box, London

Client

London Borough of Islington

Duration

2016-2017

Value

£2m

Services

Project Manager
Clerk of Works

Contract

Traditional

Funding

Local Authority

calfordseaden was appointed as Project Managers to deliver this specialist youth project in Old Street in central London.

The project successfully delivered a range of facilities, including sound studios, teaching spaces, and performance space, for use by the Dragon Hall Trust, a charitable organisation who provides support to young people, residents, business and community groups and a separate dental surgery.

calfordseaden adopted a collaborative approach to the project, undertaking the role of Project Manager and also acting for the Client. The Project Manager was also involved in every aspect of the design, including architecture, M&E and valuations.

This was a complicated project requiring extensive consultation and liaison with the existing building occupants, who were adjacent to the site and would be affected by the construction noise. There was also the requirement to divert and alter services, which also affected the existing building occupants, along with adjusting the existing fire alarm system to allow for the new section of the building to be incorporated.

In addition, the Project Manager consulted with the stakeholders who would be occupying the building, which included a newly constructed dental surgery.

Following a review of the progress, calfordseaden was able to advise on relocating the contractor's site offices to allow the fit out of the dental surgery. This was critical for an adjacent housing development commencement which was dependant on the dentist vacating a section of the existing site.





United Arab Emirates (UAE) Embassy, London

Client

United Arab Emirates

Value

Confidential

Duration

2016-2017

Services

Project Management
Quantity Surveying
Party Wall Surveyor
Principal Designer

Contract

JCT Standard Form With
Quantities - amended

Funding

Private funding

The site comprises two terraced properties located on a corner plot in Belgravia London which are grade 2* listed buildings over seven storeys including basement and under pavement vaults.

The works comprised the full internal refurbishment of an unoccupied office building to form a new embassy, including a repaired roof installation, new roof plant well, the renewal of mechanical, electrical, lift and public health services installations. Lower ground, ground and first floors, stairs and lobbies are finished to a high quality. The remaining floors are used for back of house office administration and amenities. Including all associated works, alterations and repairs necessary.

The project was procured using a JCT with quantities contract and a full bill of quantities in competition following a full cost planning and value engineering process.

Various challenges were overcome during the construction phase including the discovery of hidden defective structural members, collapsing heritage ceilings and cracking external balconies. However, due to the accurate allocation and management of early time and cost contingent allowances and the careful management of the process of remedial and repair works necessary the project was handed over within the Client's original approved development budget and within the Client's overall timeline requirements.

Services included Project Management, Quantity Surveying, Party Wall Surveyor and Principal Designer.



£173M Packington Estate, Islington

Client

Hyde Housing Group

Duration

2006-2019

Services

M&E
CDM Principal Designer
Building Surveyor
Employer's Agent
Clerk of Works
Project Coordinator
Cost Manager
Sustainability Project
Monitor
Project Manager

Contract

JCT Design & Build

Funding

Government Funding
Cross Subsidy

Sustainability

EcoHomes 'Excellent'
Code Level 4

A major inner city six phase regeneration scheme delivering exemplar affordable and for sale housing. The scheme replaces 540 existing affordable homes and the construction of 300 apartments for private sale, together with the landscaped squares, canal side park, workshops, commercial units, an energy centre and community facilities. Void upgrade works have also been undertaken to facilitate decanting.

We have been an integral part of the Client's team from the outset, facilitating the Architect selection process, playing a key role in preparing the bid to Islington Council and the residents to develop stock transfer proposals. Following selection we assisted in developing the stock transfer offer document and the consultation around the transfer ballot which led to an overwhelming vote of support in Autumn 2006. We were also part of the team that developed the requirements for and set up the Joint Vehicle structure between the Contractor and Client that has been used to take the development forward.

The subsequent six phase regeneration scheme provides 540 affordable homes to replace existing, 300 new private sale apartments, landscaped squares, a canal side park, workshops, commercial units and community facilities. The development includes green roofs and a community heating system linking to an Energy Centre run by an ESCo. Void upgrade works have also been undertaken to facilitate the decant process.

Affordable units address all Design & Quality Standards criteria including Secured by Design, Lifetime Homes, Building for Life and Habinteg Wheelchair Housing and achieve NHBC compliance. Phase 3 units have also been designed to London Housing Design Guide standards.

To obtain best value for our Client we successfully managed complex cost negotiations through targeted investigations focussed on eliminating significant risk items for a limited cost increase. Our scrutiny of the contract costs also included a review of the competitive tender process for all the main subcontract packages.

To 'add value', we worked with the Client to develop the specification for the outright sale units bearing in mind the possible need to adjust these to suit the market closer to point of sale launch and to closely monitor and control the cost effect of any changes.

Awards

- 'Most Innovative Affordable Housing Scheme': Housing Innovation Awards 2013
- Highly Commended: Housebuilder Awards 2012
- Best Regeneration Project: London Evening Standard Best New Homes Awards 2012
- Best Development Gold Award: What House? Awards 2012
- Development of the Year: Daily Telegraph British Homes Awards 2011





£5M Elms BMW Dealership, Cambourne

Client

BMW

Duration

2010 - 2013

Services

Employer's Agent
Project Manager
Cost Consultant
CDMC

Contract

Design and Build

Funding

Private

Sustainability

BREEAM Very Good

The Elms dealership is recognised by BMW as one of their outstanding new sites in Europe.

The project involved the design and construction of a new BMW/MINI car dealership comprising a new BMW two storey showroom and service centre, a new MINI showroom, a car wash, a smart bay (body repair) facility and 356 car parking spaces.

We were employed as Employer's Agent, Cost Consultant and CDM Co-ordinator from project inception and worked closely with the client and their BMW approved architect, Taylor Design, through all stages of the project's delivery including setting up the necessary project execution plan.

The final account was settled at below contract sum and the works were completed only three weeks later than the original contract completion date. Additionally, we offered to assist the client in the management and procurement of all the specialist installations which included the fit out of the workshops, wash bay recycling unit and body repair centre, all the BMW/MINI standard corporate display items, automatic key cabinets, bespoke loose furniture and audio visual systems which amounted to approx. £1M.

The resulting dealership has been held up by BMW as their UK flagship site.





£4.9M Australian War Memorial, London

Client

Australian Government
Department of Veterans'
Affairs

Duration

12 months

Value

£4.9M

Services

Architect
Project Manager

Contract

Australian Government
Contract

Funding

Department of
Veterans' Affairs

calfordseaden's architects acted as the UK representative for the Australian Government on the delivery of a memorial in London, commemorating the sacrifices of the Australian Armed Forces during the two World Wars.

Initially our role was a political one involving option studies for potential sites and negotiating the acceptance of our proposal by the relevant authorities, who were increasingly hostile to the profusion of memorials in Central London.

We led a design competition to select sculptors, water feature designers and Australian design architects and followed on as Executive Architect obtaining planning permission and detailing and managing the construction phase.

Our responsibilities included managing the interface between the design team, construction organisations in the UK and Australia and the many statutory authorities to ensure that the memorial was delivered in time for the unveiling on Australia Day.

At the client's request, we continued our close involvement with the memorial and the management of on-going and additional works, setting up and monitoring maintenance contracts and assisting with high level visits.

They also commissioned us to oversee the reinstatement of their World War I memorial at Le Hamel in the Somme region of France.





£65M Britannia Music Site, Ilford

Client

Durkan Estates Ltd

Duration

2017-Ongoing

Value

£65M

Services

Project Management
Cost Reporting
Employer's Agent

Structure

Contractual Joint Venture

Funding

Private Investment Fund

The Britannia Music site is a project in Ilford, across from the Train Station and close to the North Circular Road, and it is a landmark site for Redbridge Council. The project has been around for about 5 or 6 years, and has been through various amendments and planning permissions.

The scheme is comprised of 354 residential units and an area of commercial space across four blocks.

The tenures are split across the blocks:

- Block A 9 Storeys – 55 Private Sale Units, 20 Shared Ownership Units
- Block B 9 Storeys – 73 Affordable rent units
- Block C part 10 part 13 storey – 90 Units Purchased by M&G group for PRS
- Block D 23 storeys – 116 Units Purchased by M&G group for PRS
- There is a commercial unit below Block C.
- There is an energy centre below block A.
- There is a podium at first floor level across the majority of the site, and car parking across the site beneath the podium.

The scheme is being delivered through a contractual Joint Venture using a Freehold Purchase Agreement which combines a developer, contractor, institutional investor and a housing association. As a result there are a number of contractual agreements including a JCT build contract, a development lease agreement and a development agreement. These agreements have differing contractual arrangements while being intrinsically linked into the building contract.

calfordseaden has been appointed to provide project management services to the JV parties to assist in administration of their obligations as well as to provide a reporting function to the JV and to funders. We are also acting as employer's agent on the construction contract.





£5.3M Colby Lodge, Walthamstow

Client

Walthamstow &
Chingford Almshouse
Charity

Value

£5.3M

Duration

2016-2018

Services

Employer's Agent
Project Management
Principal Designer
Clerk of Works

Funding

Private with partial
funding from the Local
Authority

Contract

Design & Build

The Drive comprised the design and construction of a modern development of 21 flats providing extra care independent living for the elderly including two accessible flats and communal facilities comprising a communal kitchen, lounge, therapy room, laundrette and gardens for a charity client.

calfordseaden was commissioned from inception to provide project management and quantity surveying services including high level cost advice, feasibility studies and orchestrating a design competition to select a suitable architect for the scheme. We then went on to procure specialist consultants, on behalf of the client, to produce detailed designs and performance specifications to tender under a Design and Build Contract.

After an in-depth tender analysis, which involved chairing tender interviews, a contractor was recommended by calfordseaden and subsequently appointed to further progress the design and enabling works under a pre-construction Services Agreement. During this period we held detailed design reviews and negotiations with the contractor to agree what ended up being a highly competitive final build cost, thus enabling execution of the final Design and Build Contract.

Upon execution of the Contract we were appointed to deliver the scheme as an Employer's Agent, Clerk of Works and Principal Designer.

We attended meetings with the client and Local Authority Employment Officer to discuss all local labour initiatives to ensure the obligations within the S106 were complied with. Close cost control and monitoring of client changes throughout the project enabled us to promptly conclude the final account with the contractor. This made it possible for the client to apply for additional funding based on the final build costs.

We incorporated sustainable technology such as photovoltaic panels and MVHR whilst utilising a steel framing system. The completed building is incredibly attractive and is being seen as a landmark building in the area.





£17M Futures Community College

Client

Prospects Learning
Foundation

Duration

2008-2011

Services

Project Manager
Cost Consultant
CDMC

Contract

JCT D&B 2005

Funding

Local Authority
Local Government
DfES

calfordseaden was commissioned on this new build cutting edge upper college providing work based learning opportunities as well as traditional academic general teaching spaces for those aged between 14 to 19. The floor area is approximately 7,000 sqm, consisting of a steel framed structure with a mixture of cladding styles, high quality finishes.

The college building is set in extensive landscaped grounds incorporating newly laid grass and synthetic sports pitches. calfordseaden was required to reconcile two quite different educational visions, one emanating from a conventional secondary school and the other from an independent vocational training provider. We helped the design team to interpret these visions to create a unique nationally recognised bespoke training facility providing both academic and vocational training opportunities.

The vocational learning spaces include a construction workshop offering training in bricklaying, painting and decorating, engineering, joinery and carpentry, as well as hair and beauty studios and state of the art science laboratories.

Despite main contractor insolvency issues, we ensured that the project was strictly managed resulting in the building contract being delivered on time, within budget and to the desired design standards.

The development also considers the importance of renewable energy with the inclusion high quality finished thought and Ground Source Heat Pumps which supply the building with over half its energy needs.

The scheme attracted the media's attention when Ed Miliband and Ed Balls visited the campus to meet with students and local businesses to launch Labour's five point plan for jobs.





Gurdwara, Gravesend, Kent

Client

Guru Nank Darbar
Gurdwara

Value

£14M

Duration

2002-2010

Services

Architect
Employer's Agent
Project Manager

Funding

Community Donations
Bank Loan

Contract

JCT 1998

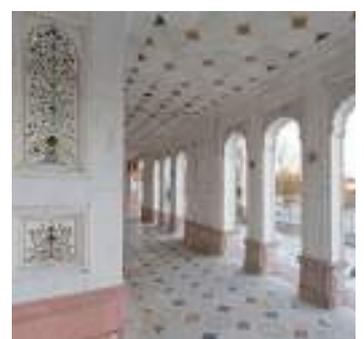
calfordseaden was commissioned on this complex project to build a Sikh temple in Gravesend, incorporating education, community, office and sports facilities. Putting aside its striking appearance, the Gurdwara in Gravesend was not a conventional build. As a place of worship the project was on-site for the best part of eight years. When the project commenced there were only sufficient funds to complete the foundations, but as the project progressed the budget increased with donations being made throughout the duration of the build.

The intricately detailed stone cladding incorporates many of the design cues of a traditional Gurdwara, such as the five large marble domes, arched windows and Indian motifs which embellish the stonework. Procuring such an ornate design proved difficult given the tight budget, therefore in order to achieve the traditional detail at a realistic price, already carved stone was required to be sent directly from India. calfordseaden Partner, Teja Biring, spent two weeks in India until a company capable of handling the project was found.

Using the CAD drawing produced by our Architects the stonemasons in India produced detailed designs to cut and carve the stone. The solid stone was cut to size, shaped and carved, then given a reference ready for assembling on site.

The building itself is formed of cast reinforced concrete with load bearing stone panels. Each stone section rests on top of the other, bonded with an epoxy resin and tied back to the structure with stainless steel ties. Between the concrete and stone is a 100mm cavity filled with high-performance insulation to meet Part L requirements.

Externally the building is clad in granite and marble. The porch and veranda provide a focal point and is clad entirely in finely carved white marble with inlay panels and basrelief images of historic Gurdwara buildings. Inside, the floor is white marble, inlaid with coloured marble in a traditional pattern.



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