Intensive Therapy Unit

Healthcare / Refurbishment

Key Features:

- New ITU constructed in live Hospital environment
- Two-stage procurement with tight programme
- Social value through local supplier spend

Owing to the fast-track deadlines driving this project, the Trust directly appointed us to provide them with a new Intensive Treatment Unit.

To aid with their tight delivery programme, we agreed to be initially appointed under a JCT PCSA 2016 contract. Through this, we were able to manage the timely development of the design, procurement of long-lead materials and execution of enabling works on site. Following the culmination of agreed works under the PCSA, we signed a JCT SBC with Quantities 2016 to progress the main works to programme.

New Intensive Treatment Unit

Strip-out of the existing Vanessa Woodward Ward paved the way for the new Intensive Treatment Unit. Our work provides this refurbished space with eight patient bays, three isolation rooms, one procedure room and one interview / relatives room. Additionally, staff bases, offices and storage areas have been constructed.

Achieving the Fast-Track Programme

With a dynamic design putting pressure on the already challenging timescale, we delivered to programme through a proactive management approach. Working through several design team meetings, we were agile the changing requirements of the Trust. This was essential, owing to the design freeze not being realised until several months after our start on site date.

One key strategy that our team developed was a robust procurement plan. Through VE exercises with our energised supplier list, we were able to identify alternate procurement options to ease programme pressures. An example of this was our change from Sikagard wall coatings to Altro wall cladding. As well as a cost saving, this provided significant benefits to programme. Four weeks were eased from our programme, through the use of this alternate product allowing us to advance following trade operations.

Client:	Barking, Havering and Redbridge University Hospitals NHS Trust
Project Value:	£3,900,000
Programme Duration:	40 weeks
Architect:	IBI Group
Quantity Surveyor:	Castons

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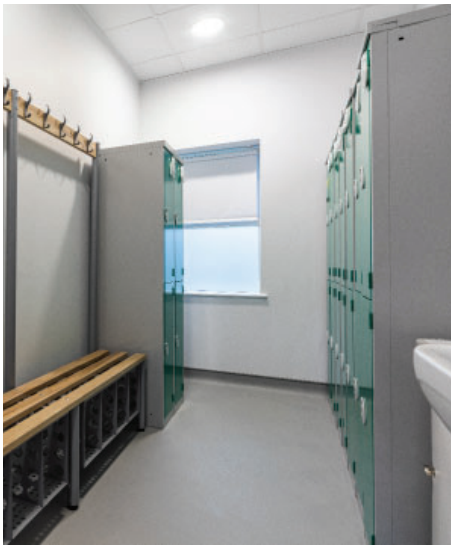
Accommodating the Live Hospital Environment

Our work to provide the new ITU to the challenging programme was complicated due to the live Hospital environment.

With activities on site still firmly complying with the COVID-19 protocols of the Trust, we also had adjacent occupied treatment areas to mitigate for. This included The Partnership of East London Cooperatives (PELC) Emergency Care Facility, which was directly below our site. Weekly Look-ahead Planning Meetings, underpinned with Daily Coordination Briefings, between our site team and the PELC team ensured disruption to this care area was mitigated.

Moreover, we worked opposite Silver Command, the Hospital Health and Safety Compliance team, to ensure all site works were effectively planned, executed and reviewed.



Another element of our respect to the live Hospital environment was our phased programme of works. Collaborating with the end-user team, we successfully developed, coordinated and achieved an alternate phased programme of works. Critically, this ensured deliberate areas of the works were handed back to the client three weeks prior to the practical completion date. This ensured the Trust could proceed with their independent fit-out and training activities.

Delivering Social Value

An essential element of our project strategy was to deliver legacy, social and sustainability value. Through our Social Value Action Plan, we achieved this. One example of our positive social impact through this scheme was our demonstrable benefit to the local economy. Local supplier spend through this scheme accumulated to 5% of the total value of the works.

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