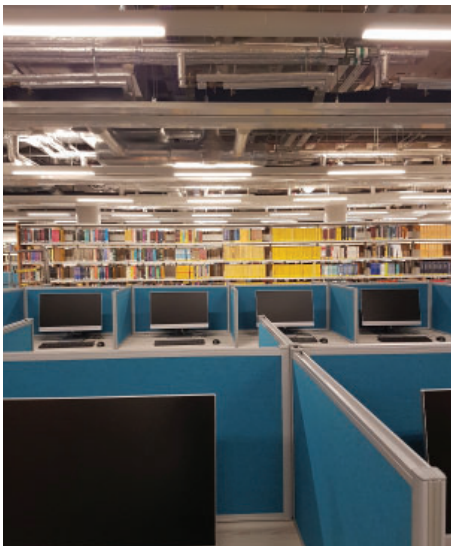
# Central Library

## Higher Education / Refurbishment

### Key Features:

- Complex, multi-level refurbishment
- Very tight construction programme
- Works within an operational campus

Located on the South Kensington Campus, we delivered the refurbishment of Levels 1, 2 and 3 plus the central core staircase of the Central Library. Valued at £2.5m and being delivered in 12 weeks, we undertook a variety of work to bring the library up to enhanced standards for students.

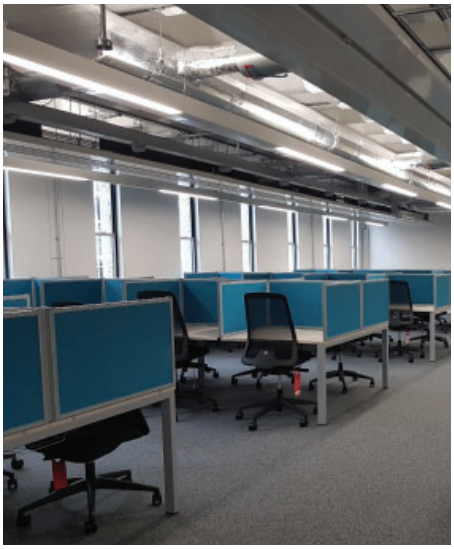


We installed extensive new M&E installations, chilled beams cooling system, new ventilation systems and replacement of perimeter LTHW radiator systems, along with new fire alarm systems, power, lighting, IT infrastructure plus new cabling, access control and CCTV works.

Other works included a general refurbishment of the remaining areas, forming of a new IT hub room, complete renewals and decor to walls, ceiling on Level 3 and carpet replacements on Levels 1, 2 and 3. The majority of the library remained live throughout the works.

### Management of design team relations

Design management was a fundamental element of this scheme. Upon our appointment, we liaised with the client team to agree upon a project quality plan. Within this procedural document, clear identification and explanation of reporting lines were defined as to key project stakeholders. Fundamental to this was clarity on the reporting lines, role and responsibilities for Main Contractor and Principal Designer.



Working robustly with the Principal Designer, Jacobs UK Ltd, we agreed within the project quality plan on design programme, specifications and responsibility matrices.

From the beginning, we identified a clear structure to cement relationships moving forward. This was detailed within the project quality plan and thereafter within the CPHSP.

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| Client: | Imperial College London |
| Project Value: | £2,500,000 |
| Programme Duration: | 12 weeks |
| Architect: | Jacobs UK Ltd |
| Quantity Surveyor: | Imperial College London |

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Through the agreed management structure, a clear line of authority was understood throughout the design phase. Colin Hart, our Contract Manager spearheaded the process, managing; Jacobs, the M&E subcontractors and approved supply-chain. Moreover, he controlled the design responsibility matrix to ensure a clear command chain would promote effective and efficient design relations.

## Design coordination

After being appointed at Stage 3 design, we liaised with the Principal Designer, Jacobs UK Ltd. We worked with the ICL and Jacobs, within a series of design workshops and client engagement meetings, to ensure a robust review of the design proposals.

Immediately after our appointment, agreed a design sub-programme with the key parties. This subprogramme, logic linked to the master programme, ensured a robust design could be agreed within the agreed phase of the project. Design workshops, meetings and tracker document were delivered through this sub-programme.

We worked with the Imperial College of Science, Technology and Medicine; during their Technical Advisor Group (TAG) meetings and Engineering Review Meetings (ERM) This ensured a collaborative approach was taken to identify and agree upon a suitably robust design. ERM and TAG Trackers were deployed to verify suitable action was taken and delivered within the agreed timescales. These trackers were always logic linked to the design programme through a traffic light warning system, to ensure we robustly safeguarded to the master programme's key milestones and critical path. Through this process, the design was firm and available for the stage 4 construction process. The robust coordination in the design phase safeguarded the agreed start on site milestone within the master programme.

## Working within an operational college building

This scheme involved works adjacent to live and operational areas of the Library. To mitigate this, works were closed-off to students and staff through agreed segregation methods. Such examples of this included; internal hoarding, supervised access/egress points and onsite security protocols.

Works were also deliberately planned within the Summer Holidays, ensuring disruption to college users was minimised and the risk to health dramatically reduced.

*"It is with pleasure that I can give you a positive reference for Logan Construction. They worked for me in two of my recent projects, one of them being the refurbishment of a two floors of the Central Library, with a contract value of £2.6m; and the refurbishment of a teaching and office space in an occupied building with a contract value of around £600k.*

*The performance of the team was outstanding in both projects, they showed a great deal of understanding of the project during the tender stage, which was key in their appointment. Their attention to detail once on site was superb. Constant communication, especially regarding potential issues, mitigated surprises and helped sorting them out before they actually became a major problem.*

*Both projects were delivered on time and on budget. They are a very flexible contractor and easy to work with... They are really competitive and provide a high quality professional service, so will definitely be working with us again (actually they have been awarded a couple of projects recently and in the middle of other tenders with the College)."*

Francisco Villegas Ruiz , Project Manager, Imperial College London