



KEY INFORMATION:
CLIENT: Manchester City Council
LOCATION: Manchester
CONSTRUCTION VALUE: Phase 1 & 2 - £1.36m
CONTRACTOR: Warden Construction Limited
START - FINISH DATE:
 June 2021 – September 2021 & June 2022 – September 2022
SECTOR: Education
FORM OF CONTRACT: PSPC-5
DELIVERY TYPE: Construction



Phase 1 - Key KPIs:

98%
CLIENT
SATISFACTION

**PROJECT
DELIVERED
ON TIME**

**PROJECT
DELIVERED
TO BUDGET**

**720
APPRENTICE
HOURS**

100%
SUPPLY CHAIN
FROM GMCA AREA

100%
TIMBER WASTE
REINVESTED

**MANCHESTER
CITY COUNCIL**

Warden

PROJECT OVERVIEW:

Based on recent condition surveys, it was decided that Baguley Hall Primary School required rewiring of the existing electrical installations.

The principal works involve the replacement and rewiring of, main switchgear, distribution boards, all final sub circuits, including new accessories, power, internal and external LED lighting & controls, emergency lighting, fire and intruder alarms. Painting and decorating works to be undertaken.

The project is phased over two consecutive summers holidays.

- The Junior Building over the School summer holidays 2021 (Phase 1).
- The Infants Building over the School summer holidays 2022 (Phase 2).

Most of the main works will take place during the summer holidays.

We are delighted to continue working with Baguley Hall Primary School and Manchester City Council for Phase Two of the rewire for the Infants Building that will commence during the 2022 summer break.

SOCIAL VALUE, SUSTAINABILITY AND LOCALISM

- A target of 90% supply chain from the GMCA area.
- Work placement opportunities to be generated.
- Apprentice weeks.
- Several school engagement activities.
- School talks and site updates for the school;

PROJECT CHALLENGES / OPPORTUNITIES:

- Seamless Phase 1 project delivery with lessons learnt applied to Phase 2.
- Noisy and disruptive works carried out during set times agreed with the school to minimise disruption.
- Phase 1 - Warden effectively re-sequenced works to maintain the programme.
- Zero school downtime.

"Overall, the team and supply chain were excellent."

- Tony Jones, Manchester City Council – Phase 1 Feedback