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COMPLETED PROJECT](#)

KEY INFORMATION:

CLIENT: **Trafford Council**

LOCATION:

Altrincham, Greater Manchester

CONSTRUCTION VALUE: **£6.5m**

CONTRACTOR: **Galliford Try**

START - FINISH DATE:

October 2020 to November 2021

SECTOR: **Education**

FORM OF CONTRACT: **PSPC**

(Public Sector Partnering Contract)

DELIVERY TYPE: **Two-Stage D&B**

PROJECT OVERVIEW

Galliford Try were appointed to deliver a new build, three-storey teaching block, including 14no. classrooms, sports hall and associated changing facilities, car park extension and external play areas. The new building has been constructed on the existing high school campus within a constrained working area, leading to complex logistics for material deliveries and working space.

OVERCOMING THE CHALLENGES OF A CONSTRAINED SITE

The new teaching block was located on a very tight and constrained site, adjacent to the main College entrance. Galliford Try established agreed hoarding lines with the College to manage pupil movements. An adjacent service road was used in agreement with Highways to enable deliveries to site without entering the college grounds. Galliford Try facilitated weekly collaborative review meetings with the College to agree weekly and 4-weekly programmes of works. Any site-wide and environmental impacts were discussed and agreed with the College.

INNOVATIONS & EFFICIENCIES

Airless Spray Plaster was applied to the internal walls prior to decoration - a highly efficient, pre-mixed alternative to traditional wet plaster, which enabled us to skim the drywalls more than five times faster than using a hand float. This saved time on the programme due to its rapid drying time and minimal clean-up, as well as ensuring a high-quality finish.

We employed a natural ventilation design solution through the use of the Monodraught Windcatcher system, which ensures that clean, fresh air, free from contamination or traffic pollution, is entrained at roof level and carried down to the rooms below through a controlled damper arrangement. This was a critical factor for the client.

AFFORDABILITY

Our open-book approach enabled close collaboration between Galliford Try, the client and design team, which encouraged early risk mitigation. Key to the affordability of the project was our negotiation with the Environmental Officer to agree a ground remediation strategy that enabled an area of contaminated ground to be retained and capped on site to mitigate the expense of disposal off site, ensuring the budget was protected.

BLESSED THOMAS HOLFORD SOCIAL VALUE HIGHLIGHTS		
KPI	TARGET	ACHIEVED
Local people employed	50	63
Employed within 30 miles (%)	10%	11%
Supporting unemployed (hrs)	8	24
School interactions (hrs)	30	116
Training weeks	12	16
Spend with supply chain (VCSEs)	£12,000	£16,000
Spend with supply chain (MSMEs)	£400,000	£414,000
Low/no emission staff vehicles (miles)	10,000	12,500
Car miles saved	200	472

The project achieved 100% client satisfaction in its post-completion survey.

"The building looks amazing and working with everyone on this build has been a really nice experience. I can't thank Galliford Try enough for delivering on time over such a difficult period and for all the support we have had with all our queries/changes. I am sure the pupils will be very happy too."

KATE WORSLEY |
BUSINESS MANAGER |
BLESSED THOMAS HOLFORD
CATHOLIC COLLEGE

