



North West **Construction Hub**

ONE CENTRAL PARK

OFFICE REFURBISHMENT



Client

Manchester City Council

Location

Manchester

Project Value

£7.8M

Contractor

VINCI Construction UK Ltd

Architect

PRP

Start

April 2018

Completion

April 2019

Sector

Commercial

Form of contract

NEC 3 Option A with Ammendments

Delivery type

Design & Build



Manchester City Council appointed VINCI to revamp 138,000 sq ft of space into offices for digital and technology hub for the City's thriving creative industry. The plans will add an additional 18,000 sq ft of working space, with 75,000 sq ft of space extensively refurbished.

The existing 10-year old building is being fully redeveloped to create collaborative workspace, with an open-air courtyard area transformed into collaborative workspace through a transparent 'Eden' style roof which lies at the heart of the building. A 'living' green wall has also been incorporated to internal balconies with open access to the plaza.

VINCI's team worked closely with Manchester City Council and its incumbent project team to develop the scheme through an extensive pre-construction stage, which involved reviewing the scheme and programme. This included reviewing the ventilation strategy bringing cost savings whilst improving the aesthetic appearance.

Early consideration of the use of cranes for steelworks also ensured costs could be reduced through time savings, thus assisted the project in ensuring the project remained affordable.

Through lessons learned, our team worked with the client on a previous scheme, it was decided with the client to hold a mini competition for M&E subcontractors. The outcome of this was there were no cost surprises for the client.



**For more information please contact:
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**MANCHESTER
CITY COUNCIL**



All construction jobs have challenges to overcome. When they do you need someone like Matt Legg. He has a terrific ability to bring forward both the solutions and the people to deliver them. He was so impressive at Outer Space that when VINCI put him forward as Project Manager for One Central Park, it won them the project."

Sue Woodward - Founder of The Space Project