



KEY INFORMATION:

CLIENT: **Trafford Council**
LOCATION: **Sale**
CONSTRUCTION VALUE: **£4.4m**
CONTRACTOR: **ISG**
START - FINISH DATE: **October 2022 – August 2023**
SECTOR: **Education**
FORM OF CONTRACT: **PSPC4**
DELIVERY TYPE: **Design & Build**



SOCIAL VALUE PROMISE:

- 30 local people employed on the contract (FTE)
- 46 hours of expert business advice for VCSEs and MSMEs
- 56% local spend
- 36 apprentice weeks
- 10 training weeks
- 4 weeks unpaid student work experience



PROJECT OVERVIEW:

The project involves the expansion of the existing Moorlands Junior School, from a 2FE to 3FE, facilitating additional school places required across Sale. New modern facilities will be delivered with sustainable features such as air source heat pumps and solar panels.

The additional space will comprise of a single storey steel frame construction with four new general purpose classrooms, one specialist room, one multipurpose hall, five new W/C's and associated corridor areas. There will also be some internal remodelling works to the existing school to form a SEN teaching space. Externally, works include the relocation of the MUGA, a newly formed car park and permeable tarmac solution surrounding the building and playground areas to achieve the school's sustainable urban drainage (SUDs) requirements. Ahead of the main construction works, temporary classrooms have been installed next to the existing school and segregated by solid hoarding, allowing the school to continue at its normal capacity for the duration of the works.

RISING COSTS AND MATERIAL CHALLENGES

During pre-construction the project has experienced significant budget pressure and material shortages due to the ongoing impacts of Brexit and Covid-19. The team worked collaboratively with the client and the school to assess the design for any potential savings whilst still delivering the requirements and maximising use of the available budget. Working under a PSPC10 contract we were able to engage early with sub-contractors, securing early orders and prices for the groundworks and the steel frame, alleviating budget pressures. We allowed time ahead of the main contract to plan dates for procurement of key packages, communicating with the client where the highest prices are likely to be and lead in times for materials. By installing the temporary classrooms under the pre-construction contract this further ensured set timescales for our subcontractors to deliver main works packages, allowing them to plan their procurement and better manage the impacts of rising costs.

SOCIAL VALUE ACHIEVEMENTS

To ensure a lasting legacy in the local community, social value activity commenced during pre-construction and has already delivered a range of initiatives which maximise social, local and economic value, including:

- Engagement with five schools and colleges taking part in careers fairs, mock interviews and enterprise challenges; we have also delivered a school assembly for the pupils at Moorlands Junior School, exploring design & technology in construction
- Employment focused activities for those from disadvantaged backgrounds centred around green skills and careers
- The delivery of our 'World of Work Experience' (WOWEX) for Trafford College students
- Green community activities, totalling 31 hours.

During preconstruction the ISG team have performed extremely well, communicating with us and the end users excellently throughout. They have embraced the development of the design and built on this above and beyond what we expected. We're pleased that strong relationships with neighbours and local stakeholders have already been formed, and we're looking forward to delivering this project in collaboration to achieve lower carbon outputs and providing much needed additional school places in Sale.

CHRIS GREASY, PROJECT MANAGER, AMEY