



North West **Construction Hub**

COMPLETION CASE STUDY

SALFORD PRIMARY SCHOOLS EXPANSION



Modular solutions for a cost effective learning environment

CLIENT

Salford City Council

LOCATION

Various locations in Salford

CONSTRUCTION VALUE

£4m

CONTRACTOR

Galliford Try

START - COMPLETION DATE

June 2016 - September 2016

SECTOR

Education

FORM OF CONTRACT

JCT Design and Build 2011

DELIVERY TYPE

Design and Build



The Friars Primary School

Working within challenging time constraints, Galliford Try used modular solutions to swiftly expand teaching capacity at three Salford primary schools.

With exponential growth in some of the UK's towns and cities, a key challenge for many local authorities is ensuring sufficient access to education for children and young people. In March 2016, projections for Salford indicated that primary school places needed to increase by 5% to meet demand. In response, Salford City Council launched a programme of school expansions, including a fast-tracked scheme delivered by Galliford Try under the North West Construction Hub (NWCH) Framework. This scheme involved extending three of the city's primary schools (The Friars, St Paul's and Lark Hill), with new buildings ready for occupation at the start of the school year in September 2016.

Modular school solutions

The programme used modular construction, which provided the optimum solution to deliver within the challenging time constraints. This has achieved project benefits (such as reduced time on site, waste, noise, dust, traffic, water and energy usage), in comparison with traditional construction techniques.

Working with our modular engineering partner, MTX Ltd, we delivered a fast-tracked solution to design and construct the school extensions including: The Friars - single storey, two classrooms and breakout area; St Paul's - single storey, six classrooms and breakout area; and, Lark Hill - two storey, eight classrooms and breakout area.

Working with MTX Ltd and our designers JM Architects and White Young Green, we developed a functional, sustainable and affordable modular solution. The new facilities accommodate 50 more students at The Friars, 150 more students at St Pauls and 200 more students at Lark Hill.

These structures, a mix of softwood cladding and render, were developed to meet the exacting standards of end users, blending seamlessly with the existing facilities and the surrounding environment.

Work was planned with the modular construction installation carried out at the sites during the 2016 summer break. This was essential to avoid disruption to teaching at the existing facilities. Construction took 11 weeks, completed at all three schools before the start of term in September.

KEY KPIS



Charitable donation to Lark Hill Community Primary School

For more information please contact:

NWCH MANAGEMENT TEAM

Web: <http://nwconstructionhub.org>



Salford City Council



SALFORD PRIMARY SCHOOLS EXPANSION



Modular solutions for a cost effective learning environment



Lark Hill
Community Primary School



St Paul's C of E Primary School



Mayoral visit,
St Paul's C of E Primary School

Collaboration with stakeholders

Galliford Try worked closely with Urban Vision and user stakeholders to develop the design. Awarding the scheme as a package offered benefits, such as savings on preliminaries (package preliminaries developed together) and familiarisation with the supply chain (the same suppliers were engaged for all three projects). Our supply chain, all local to the Salford area, were engaged from the outset (competitive tendering) to realise value solutions.

Where user requirements challenged the scope, we offered solutions that would meet budget constraints without compromising quality. For example, at Lark Hill, for the central corridor, the school proposed using in-situ concrete for better acoustics; however, we deemed that using this method would delay construction, and exceed the time constraints. Instead, we proposed an alternative solution using plywood, that would still achieve the acoustic levels desired, without risking programme delays.

At project launch, we held a joint workshop with all school stakeholders (end users from each school) and Urban Vision, where issues and construction approach was discussed collaboratively with the construction team. Each school benefitted from this collaborative approach, sharing ideas and innovations across the scheme.

We also held a number of primary school engagement activities, including Ivor Goodsite visits/talks, creation of an earth formed amphitheatre at Lark Hill, and play resources from reused site waste materials.

Minimising disruption in residential areas

All three sites posed challenges from the live environment, located in urban residential zones. Avoiding noise and disruption was crucial. We developed a community engagement plan, registered the sites with Considerate Constructors and worked closely with the school stakeholders to mitigate issues. For example, adjusting the piling and tarmac programme to reduce noise and disruption during SATS. A particular challenge was delivering the modular units at St. Paul's. Access was via a small residential cul-de-sac. We scheduled weekend modular unit delivery, and secured off-road private parking and a taxi service for residents to mitigate logistical obstructions.

Socio-economic development

We implemented social, economic and environmental benefits including:

- **Local supply chain:** The 'Recycle the Local £' initiative ensured that Salford businesses benefitted directly. 84% of total Tier 1 supply chain spend was within Greater Manchester, 100% within the North West
- **Employment and skills:** We generated four apprenticeships, four local jobs and three work placements. We also became a signatory of the Salford City Mayor's Employment Charter, ensuring that all project employees were paid no less than the Salford Living Wage of £7.45 p/hr
- **Environment:** All three projects were built in line with BREEAM, and pre-assessment achieved 'Very Good' rating. 98.9% of construction waste generated was diverted from landfill. At Lark Hill Primary School, a gas membrane was fitted at ground level to control contamination from high peat soil levels.

For more information please contact:

NWCH MANAGEMENT TEAM

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“Galliford Try have clearly worked hard with the school and local residents to make the project a success.”

LES WOOLHOUSE
Building Surveyor Manager
Urban Vision Partnership