



KEY INFORMATION:

CLIENT: Network Space
LOCATION: St Helens, Merseyside
CONSTRUCTION VALUE: £22.3M
CONTRACTOR: Bowmer and Kirkland
START ON SITE - FINISH DATE: Jan 2022 – April 2023 ready for fit out
SECTOR: Industrial with R&D outputs
FORM OF CONTRACT: JCT 2016
DELIVERY TYPE: Design & Build

PROJECT OVERVIEW:

The design and build of Glass Futures - a shell & core, 165,000 sq.ft. Global Centre of Excellence for glass innovation that aims to revolutionise and work towards decarbonising CO² from glass production.

An industrial unit together with first and second floor office accommodation, laboratory space, on-site catering facilities, external site works including service yard, a dedicated car parking area including disabled bays and provision for electric vehicles, landscaping and drainage.

KEY DELIVERABLES/CHALLENGES

- Fire stopping and protection – the building fire strategy was complex which brought about challenges. Overcame with our specialist subcontractor who advised and recommended innovative products such as Firefly (fireproof fabric) and bespoke details developed with Rockwool, the fire engineer, architect, and Building Control.
- Even though plasterboard was not a large package, it proved to be challenging in specific areas due to height which we overcame with project specific details developed with the team. This meant a high level of coordination was required with secondary steel needed to support the large plasterboard spans and MEP service requirements.
- The buildings vertical layout, particularly around the Batch Plant area was complex, which brought about problems we overcame by altering the design to reduce working at height and using specialist access equipment. The scaffolding strategy was managed closely and amended as required.

PROJECT HIGHLIGHTS

- The scheme was interesting due to it being one of the first of its kind in the world – a glass manufacturing and test facility. This was an industry the team was unfamiliar with and brought with it unique elements such as the cullet quench pit, furnace foundation and silos which in some ways provided a welcome learning experience.
- Working within the local St Helens community, we could see the landmark project was appreciated by the whole town and everyone spoken to seemed positive about the impact the project could have on the area, especially when considering glass as one of the traditional industries of St Helen's.
- Social value targets exceeded in relation to local spend and have left B+K with a legacy of local subcontractors who we are engaging with on other B+K projects in the region.

"Building on St Helens' proud legacy in the glassmaking industry, Glass Futures will help retain the borough's position as a global centre of excellence... I have supported Glass Futures right from the very start, not just because it's a great project but because it ticks so many boxes for us: decarbonization of industry, clean energy, new well-paid jobs in a scheme that will make us a world leader... If we are to hit our ambitious targets to be net zero carbon by 2040 at the latest, at least a decade ahead of national targets, then we will need transformative projects like this to help us – and the planet – get there."

STEVE ROTHERAM, MAYOR OF THE LIVERPOOL CITY REGION

SOCIAL VALUE:

- Social Value delivered - 46%
- Local labour - 47%
- Local spend - £12.3m
- No. of apprenticeships - 49, equivalent to 303 weeks
- 21 educational activities delivered
- 12 community initiatives locally including charitable donations, volunteering and site visits



**+BOWMER
KIRKLAND**