



KEY INFORMATION:

CLIENT: **Manchester City Council**
LOCATION: **Manchester**
CONSTRUCTION VALUE: **£3.04**
CONTRACTOR: **Morgan Sindall**
START - FINISH DATE: **June 2022 – Sept 2022**
SECTOR: **Commercial**
FORM OF CONTRACT: **NEC3 Engineering and Construction Contract (April 2013)**
DELIVERY TYPE: **2 stage D&B**



SOCIAL VALUE PROMISE:

- 33 apprentice weeks
- 2 work experience placements
- 8 training weeks
- 96% waste diverted from landfill
- 3 STEM educational activities
- 3 community events
- 50% spend within Greater Manchester
- 90% labour within Greater Manchester

Space for photo - can be deleted if space is needed for above details

**MORGAN
SINDALL**
CONSTRUCTION

PROJECT OVERVIEW:

Situated next to the Etihad stadium in East Manchester, the project involves a fast track refurbishment of existing offices owned by Manchester City Council and leased to the Rugby Football League Association (RFLA).

House of Sport is part of Manchester City Council's investment to attract future sporting bodies and strengthen its 'sporting campus' vision for this area of East Manchester within walking distance of the Etihad Stadium. The aspiration was to house multiple 'sporting' tenants within one building, supporting a collaborative, 'sporting campus' within this area of Manchester, all. The Rugby Football League Association (RFLA) have subsequently signed up as tenant to the building.

SCOPE

Morgan Sindall were appointed to the project via the North West Construction Hub Medium Value framework, under a two stage agreement, taking the design from RIBA stage 4 to completion. The project involves the design, refurbishment and construction within a live building tenanted by MCR Active. It involves a CAT A and CAT B fit out of an existing office to provide modern facilities for the RFLA, undertaken under a fast track programme.

Included in this is a new 'signature entrance' involving a new steel frame portion for the entrance area, and installation of new curtain walling. This element will require significant temporary works involving steel lintels which will hold the existing blockwork in place whilst the new entrance is formed.

We have created a new toilet block and installed new moveable walls to create meeting rooms. The project has also included minor demolition works, strip out of existing ductwork and M&E, some removal of block work walls and an upgrade of internal drainage to suit new toilets and kitchen, which involved breaking the existing concrete slab, and replacing with new flooring.

KEY CHALLENGES

- The project is located in a live environment and extensive stakeholder management has been required to coordinate activities.
- The project is being delivered under a fast track basis.
- All electric plant and equipment has been utilised throughout the internal construction works, reducing noise, vibration, fumes and carbon footprint.
- Under our 'circular economy' approach, equipment and materials removed have been repurposed or reused.

I have been very impressed by the service received from Morgan Sindall and their commitment to collaborative working practices. They have delivered exceptionally good co-ordinated teams of professionals and have been instrumental in developing the whole team ethos where all team members involving my project managers and the end users have been able to express and manage the demands and goals of the projects. We trust and hope that this attitude from the pre-construction process will develop and evolve through the construction phase to deliver quality end products.

Barney Harle MRICS Head of Major Projects Manchester City Council