



#### Railway Training Centre of Excellence CEW Exemplar Presentation

#### Coleg y Cymoedd Mott MacDonald Interserve Construction



### **Exemplar Project**

#### Rail Training Centre Coleg y Cymoedd - Nantgarw

# Speeding up the construction process through collaboration and teamwork

### 22<sup>nd</sup> July 2015





## Paul Jennings Director Constructing Excellence in Wales

**Railway Training Centre** 



## Paul Davies - Director of Estates

### Coleg y Cymoedd











### Welcome

- Alun Owen Principle Surveyor Mott MacDonald
- Deian Hopkin Pre- Construction Lead Interserve Construction
- Phil Gilbert Contracts Manager Interserve Construction





#### **Project Overview**



- Scope of Coleg y Cymoedd Requirements
- Challenges
- Sustainable Considerations
- Achievements











#### Alun Owen - Project Manager/Principle Surveyor

#### Mott MacDonald







#### **The Brief**



- Mott MacDonald Appointment (PM/QS) -September 2014
- Railway Training Centre of Excellence CEW?
- Completion for New Term September 2015
- Budget £3.2m (incl. VAT, fee's/surveys & equipment/land purchase)
- Functional Building
- Compliance with External Funding
- Motor Vehicle Training Centre of Excellence (Ystrad Mynach Campus)



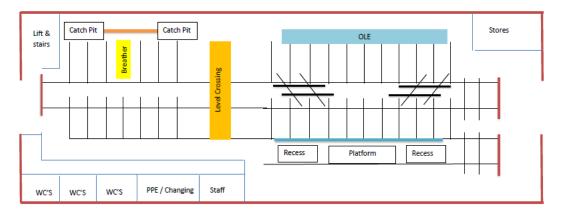


#### **Employers Works Information** (Plan at Tender)

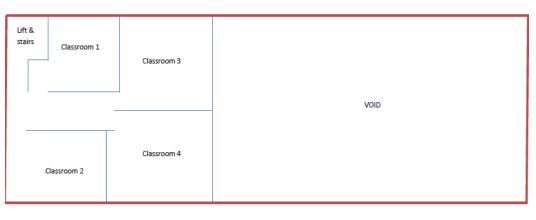


Coleg y IOedd

#### **Ground Floor**



#### **First Floor**





#### **Project Programme**



- Mott MacDonald Appointed
- Contractor Appointment
- Planning Submitted
- Prepare & Tender Work Packages
- Agree Total of The Prices
- Mobilise
- Commencement
- Complete



- September 2014
  - 6<sup>th</sup> October 2014
  - 21st November 2014
  - October 2014 January 2015
  - End of January 2015
  - February 2015
  - 2<sup>nd</sup> March 2015
  - 1<sup>st</sup> September 2015







- Procurement
- Contractor Selection (the team)
- Risk & Value Management
- Regular Meetings/Workshops
- Early Consultation
- KPI's





#### **Key Project Risks**



- Programme
- Design & Procurement; Proceeding in Advance of Planning Approval
- Maintaining Design Progress
- Budget & Spend Profile
- Advance Orders
- Specialist Equipment & Design
- Risk Allowance; Note to Exceed 1.25% of Work Packages
- Schedule of Savings
- Operational Commissioning Period
- Risk Profile/Key Decisions









- On Target for Completion 1<sup>st</sup> September 2015
- On Budget
- 'Collaboration'
- The 'other' One!
- 'Client Satisfaction'







Redefining the future for people and places





#### **Deian Hopkin - Pre Construction Lead**

#### **Interserve Construction**







#### Collaboration

True Collaborative Opportunity to Develop from the Earliest Stage Based on the Principles of:

- One Team Approach
- Value Management
- Design Management
- Environmental Management (BREEAM)

**Bingham Hall** 

Construction Management/Logistics





McCanr

GREENBUILD CONSULT





Colea v

#### **Starting Point**



Mar Traffic Catch Pit Catch Pit Stores Lift & OLE stairs Breather Level Crossing Recess Platform Recess PPE / Changing Staff WC'S WC'S WC'S

GROUND FLOOR NOT TO SCALE



approx. 15 Metres



#### Development from RIBA Stage 1/2 Identification of Critical Items





- Planning and Environmental Impact Scoping
- Flood Consequence and NRW Consultation
- Dwr Cymru Drainage Agreement
- End User Agreement
- Identification of Technical Standards (NSARE VOSA)





#### Engagement Programme & Sign Off



- Clear Strategy for Planning at RIBA Stage 2
- Identify Client Sign Off Process
- Clear Identification of Project Risk
- Full Planning Engagement

Line	e Name	Start	Finish	Allocation	2014 October No							November
line						12		19		26	2	
_					-18	1	-17	1	• 16	1	-15 31d	-14
1	Stakeholder Briefing Meetings	08/10/2014	12/12/2014		1						310	
2	Highways & Transportation Meeting	17/10/2014	17/10/2014					20				
3	IT & Comms Strategy Briefing	15/10/2014	15/10/2014		-2d		3					
4	Design Team Meetings	07/10/2014	09/12/2014		40		10d		$\diamond$		15	
5	Risk & Value Engineering Workshops	21/10/2014	09/12/2014					5	۴			
6	Planning and Building Control Reviews	21/10/2014	09/12/2014					6	¢			
7	Fire Strategy Review (Client Fire R.P. and Fire Service)	21/10/2014	21/10/2014					7	۴			
8	Community Engagement Commences	21/10/2014	21/10/2014					8	ð			
9	BREEAM Review	07/10/2014	09/12/2014		90				Ò			
10	Stage 2 - Finalise Concept Design (Stage C)	09/10/2014	24/10/2014		10					-		
11	Stage 2 - Design	09/10/2014	24/10/2014		11	Ø	4	*				
12	Client progressive consultation period	15/10/2014	24/10/2014				12					
13	Client Sign Off Stage 2	24/10/2014	24/10/2014						1	l3🔷		
14	Stage 3 Design Developed (Stage D)	24/10/2014	09/01/2015							14		
15	Develop Sections and Elevations	27/10/2014	07/11/2014	8						15		
16	Fire Strategy	29/10/2014	11/11/2014								16	
17	Thermal Modeling	10/11/2014	14/11/2014									1
18	Client review and Sign off Stage 3	10/11/2014	14/11/2014									1
19	PLANNING	24/10/2014	09/01/2015							19		
20	Targeted Planning Pre-submission Application and meeting with LPA	24/10/2014	24/10/2014						2	20		
21	Compile Planning Application Design Submissions	27/10/2014	31/10/2014							21		
22	Formal Planning Submission	31/10/2014	31/10/2014								22	
23	LPA Approval Period	03/11/2014	09/01/2015								23	
					311	1		1				18 183 1

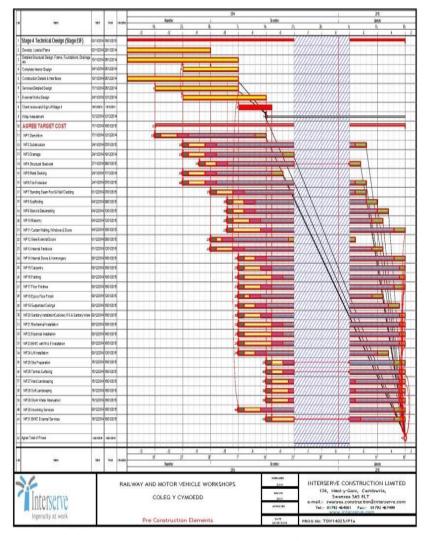




#### **Agreement of Target Cost**



- Run in Parallel with Planning
- Use of Benchmarking of Similar Projects
- Identification of Early Construction Design
- Identification of Early Orders











#### Phil Gilbert - Contracts Manager

#### **Interserve Construction**







#### **Site Delivery**



- Challenging 26 Week Construction Period
- Importance of Continuity in Project/Site Team
- Timely Sign Off/Release of Construction Information
- Fortnightly Design Co-ordination Meetings to Ensure Construction Info. Requirements are Achieved
- Regular Programme Reviews with the Project Team
- Importance of Maintaining Collaborative Working









- Established Supply Chain Database
- Early Engagement of Key Supply Chain Members
- Placement of Critical Orders Ground Works & Steel Frame
- Continued Development Through the Design Process
- Improvements to the Construction Programme





#### Health & Safety



- Early CDM Involvement & Information Release
- Comprehensive & Robust Management Systems in Place
- Integrated and Collaborative Approach with Supply Chain Reflected in the Project H&S Statistics
- AIR of Zero Targeted
- No Accidents to Date
- No Lost Time Injuries (LTI)







#### Interaction with the College



- Student Site Visits
- Site Presentations/Overview of Construction Techniques given to students
- Participation on Judging Panel for Student End of Year Projects
- Interserve Assisting the College in the Construction of a Woodland Garden







### **Any Questions**







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