

CASE STUDY

LEEDS CITY COUNCIL

MULTI TRADE REFURBISHMENT WORKS (EDUCATION)



Scope

- Principle Contractor for the delivery of refurbishment and property extension works to city wide education establishments. Comprising of multi trade refurbishment, extension, improvement, modernisation, fire protection works and structural alteration works
- Works undertaken include refurbishment of staff rooms, sports halls, teaching areas, creation of new classrooms, glazing and door entry works, access ramps, hard and soft landscaping works
- Rigorous coordination of directly employed and specialist subcontract trades
- Operation of a 24/7 service, with skilled operatives trained to identify and act upon emergency responses
- Close project control, works planning and delivery often within environments used by vulnerable groups

Key Challenges

- Integrated approach to project liaison and planning involving the councils appointed architectural designers (NPS), structural engineers, occupational therapists and school management teams
- Work carried out in sensitive environments, often during term time involving night working and close programme control. During non-term times, works are delivered through compressed hours and evenings
- Rationalising use of existing core spaces, enabling partial decanting and the provision of temporary accommodation for teaching and other aspects of building operation whilst works progress
- Contingency planning mitigating risk to potential programme interruptions and delays
- Stringent performance specifications achieving compliance with UKAS FIRAS certification
- Continual management and effective control of all deliverables including quality, reporting to all stakeholders on progress and the identification of project risk
- Rapid response to queries and the resolution of problems

Key Outputs

- Works undertaken in occupied sensitive environments
- Defect free handovers
- Timely project delivery meeting programme constraints for all completed projects
- Extensive user group meetings and collaborative consultation with client teams
- Long term flexible relationship fostered within the project team
- Highly effective site waste management and planning
- Successfully managed expectations and supported the creation of improved facilities on time and within budget



Key information:

Location:

Various secondary and primary school education establishments situated locations throughout the City of Leeds

Form of contract:

JCT Intermediate Contract with amendments

Contract value:

c. £8.0m (individual project value range c. £20,000 to c. £450,000)

Role:

Principle Contractor