



CLIENT

Salford City Council

LOCATION

Various locations in Salford

CONSTRUCTION VALUE

£4m

CONTRACTOR

Galliford Try

START - COMPLETION DATE

May 2016 to September 2016

SECTOR

Education

FORM OF CONTRACT

JCT Design and Build 2011

DELIVERY TYPE

Design and Build



Proposed elevations of Lark Hill Primary School by JMA Architects

To enable the delivery of three Salford primary school expansion projects within 16 weeks, all schools will use modular construction.

KEY KPIS



All three schools adopted off-site modular construction

Modular construction

Early client engagement is key with modular construction, as design sign off is needed much earlier than in traditional construction. By procuring the project via the NWCH, the client has been able to appoint a contractor within 6 weeks, which complimented the speed required. The client needed to make design decisions early in the process, and computer aided design allowed the them to visualise this. Early liaison with building control has been essential in obtaining sign off prior to manufacture, unlike traditional build where this is progressed during construction.

Generating efficiencies across all three projects

Replication and a common design philosophy will provide efficiencies across the three projects. Whist MTX were the chosen modular supply chain partner, they approached the market and provided cost certainty and reduced programme risk by sourcing the modules via two different manufacturers.

Uncompromising standards of quality

90% of installation will be completed during manufacture in a controlled factory environment. A quality control process will take place during manufacture, on delivery and following assembly. Tests such as the first fix monitoring and evaluation will take place before ceiling and walls are in place, vastly reducing the need for rework and waste. The contractor will use its own quality assurance systems followed by a final building control sign off to ensure building regulation compliance.

Key benefits

Overall benefits of using modular elements and offsite manufacturing within this project are the speed of construction, enhanced quality and a minimal number of supply chain partners to coordinate and engage with.

“ Being engaged very early in the project allowed us to propose procurement and design options which reduced programme time and offered risk reduction. In addition, the strong relationship between Galliford Try and MTX at this stage allowed the pre-construction phase to progress without issue.”

**Adam Robertson, Pre-construction Director
MTX Contracts (modular construction and engineering)**

For more information please contact:

NWCH MANAGEMENT TEAM

Web: <http://nwconstructionhub.org>