

CASE STUDY CS10

Project: Giraffe Building Extension
Location: Titchfield, Southampton



Before



After



Fast Facts

Project Client: Eaton Corp (UK)

Project Manager: Forward Projects

Principal Designer: James & Nicholas

Principal Contractor: Welbro Project Management

Project Value: £135k

Project Duration: 26 weeks

Project Mandate

To design and construct a new steel framed and clad building envelope to house a new effluent treatment plant.

Background

The requirement was for a new extension to an existing building on the Titchfield Site. This project was an enabling work pack to the larger 'Building 3G Demolition and Land Remediation Programme'.

Solution

To provide a full design and construction project management service to meet Client requirements

Scope of Services

Forward Projects provided scope definition, risk management, planning, stakeholder management, tender management, contract administration, construction management and progress reporting services. We also ensured all subcontractors work complied with the CDM regulations 2015.

Project Execution Plan

A 5-phase/gate approach was adopted to ensure the deliverables complied with the client requirements and costs were well managed.

The first phase was to develop a Client Brief and achieve sign-off. The second phase developed the detailed design. The third phase was the competitive tender process for construction. The fourth phase was the construction programme itself and the fifth phase was project close-out and lessons learned workshop for continuous improvement.

Procurement Strategy

Critical to the success of this project was meeting the Client mandate for demonstrating value for money. Forward Projects proposed a strategy that sought to limit the client exposure to commercial risk and financial commitment through project delivery and meet his requirements to provide cost certainty throughout.

The approach taken was to demarcate the design and construction phases such that design was fully complete before going to tender for construction prices. Based on a 'build to print' submission, we ensured that a firm fixed price was achievable for the construction element.

At both the design stage and construction stage, competitive tendering of the packages was carried out under Forward Projects management.

Risk Management

At the start of the project, a risk register was prepared to identify key risks to the overall project delivery programme. Strategies were subsequently adopted to ensure mitigation strategies were implemented through the appropriate treatment or transfer of risk. Examples included carrying out a full ground survey to ensure not only the correct design of foundations but the subsequent off-site treatment of the spoil recovered from the excavations.

Health and Safety

All project work was in compliance with CDM 2015 and overseen by a NEBOSH qualified construction safety manager. The subcontractor

provided Risk Assessments and Method Statements for all his works and these were reviewed by the construction manager prior to works proceeding.

Innovation

The use of specialist flooring materials resistant to all forms of acids

Added Value

Not disturbing the existing adjacent building structures and operations.

A delivery and procurement process that ensured best value for the Client and mitigated for cost and schedule overruns through rigorous application of phased delivery

This project was successfully delivered to the agreed quality, programme and budget constraints.

Industry Standard

All works fully compliant with current Planning and Building Regulations, compliant with CDM 2015.

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