



Partneriaeth Adeiladu
Gogledd Cymru
North Wales
Construction Partnership

Case Study

Client

Coleg Cambria

Project

Llysfasi College Community Hub

Project Value

£1.2m

Contractor

Read Construction

Start and Completion Date

September 2019 – July 2020

Sector

Education

Form of Contract

JCT D&B 2016

Delivery Type

Design and Build



“Embracing Digital technologies on the New Community Hub has enabled the team to fully produce co-ordinate design. Federated models and clash management resulted in zero clashes on site. The client has benefited from useful output data and access to an immersive model during development stage.

- Matthew Gregory, TACP

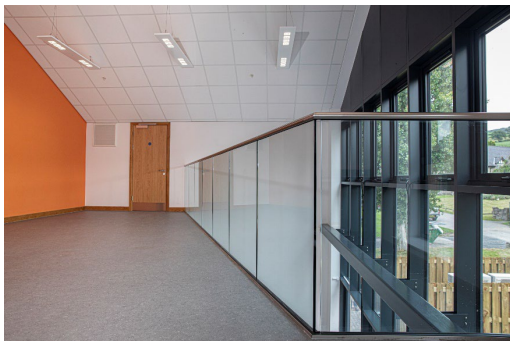


THE PROJECT

Joint funded by the Welsh Government and Coleg Cambria, the new build Community Hub project provides a central hub that can facilitate a variety of services in a single setting. The two-storey facility includes IT and multimedia suites, workshops, classrooms, breakout spaces, meeting rooms and offices which will deliver bilingual, family and community-focused services.

Delivered as a BIM Level 2 compliant project, this scheme benefited from digital optioneering and buildability reviews within the modelled data environment.

With clash management at the heart of this process, we modelled design information and used software intelligently to interrogate the design. This facilitated the team in working collaboratively to identify issues long before they reached site, adding certainty to the cost and programme. All elements with a service or maintenance requirement had site information captured and fed back into the Revit model to produce an Asset Information Model with meaningful operational and maintenance data embedded within it.



KEY OUTCOMES

- 5 placements provided (2 in education, 3 not in education)
- 2 sustainable jobs created
- 5 careers information, advice and guidance events
- 87 training weeks
- 65 training courses completed
- 6 training plans
- Above achievements represent ALL social value KPIs either met or overachieved

“ Throughout the pre-construction period, Read worked collaboratively with the client team and their designers to develop the design, secure planning and agree the contract sum. Read’s CDE platform, BIM 360 Docs was utilised to share design proposals in real time, with approval workflows setup to notify us of approval requirements in line with sign off gateway. – Graham Evans, Coleg Cambria

HOW IT ENHANCE SKILLS, EMPLOYMENT & OTHER AREA PRIORITIES

Dedicated to delivering maximum local value, Read promoted local labour and business opportunities on the project. A programme of social value outputs were identified, targeted and delivered with the schemes achieving 100% of the targets.

Having recently graduated from Glyndŵr University, Read site manager Bart was keen to engage with the University to provide site visits for their students. The site visits provided the students with a real-life example of a construction site, as well as allowing them to speak to Bart about his experience since graduating. Following the visits, two students joined Bart on work placements to further supplement their education.

“ *The students were very grateful for the opportunity to quiz you about your daily life on a construction site and commented on how organised and content everyone on the site appeared to be. We don't see that on every site we visit. Thanks once again for taking the time to talk the students through some of the initiatives such as the CCS and BREAM and allowing them to look over some of the important main and sub-contractor paperwork which is a requirement on schemes such as these. Opportunities to visit previous students managing construction sites like this one are invaluable to the degree provision and I am very grateful to Read Construction and yourself for providing this opportunity.* – Louise Duff, Glyndŵr University

WHAT IS THE SUSTAINABLE LEGACY

Read met the client's aspiration for a sustainable building that incorporated low maintenance, simple operation and low carbon, energy efficient operation through the incorporation of air source heat pump, roof mounted PV and optimised building orientation and building fabric.

The passive design principles focused on well insulated, thermally robust external envelope with minimal air leakage, combined with an efficient heating and ventilation strategy. This approach delivered excellent user comfort and indoor air quality through a low energy solution.