

Case Study



Maelor School, Wrexham

gareth morris
construction limited

PROJECT DESCRIPTION



The construction of a standalone teaching block consisting of 4 classrooms, associated toilets and offices.

Steel frame, SFS construction.

CONTRACT START	13/07/2020
CONTRACT DURATION	40 Weeks
CLIENT	Wrexham County Borough Council (WCBC)
CLIENT ADMIN	Wrexham County Borough Council (WCBC)
PRINCIPAL DESIGNER	Gareth Morris Construction
CONTRACT TYPE	JCT D&B 2011
COST	£866,000
PROJECT TYPE	2 Stage Design & Build Project

THE OBJECTIVE

GMC were appointed as Principal Contractor to deliver a new, design and build teaching facility at Maelor School, Penley, Wrexham for our client Wrexham County Borough Council procured under the North Wales Construction Partnership framework.

The Project was to be delivered to the highest of quality standards, within the contract period and to budget with zero defects at handover.

The project was also to deliver on the clients and frameworks Core and Non-core Community Benefits benchmarks. The project was also registered with the Considerate Contractors Scheme.



THE OUTCOMES



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National Recognition

Damon Gigg (*pictured on the right, above*) GMC Site Manager for this project was awarded the Welsh Non-residential Site Manager of the year award by LABC and represented Wales in the UK finals held in the Westminster Bridge Park Plaza Hotel, London.

Project Performance

This project was delivered during the height of the COVID-19 Pandemic which restricted our ability to enter outside agencies such as community groups, job centres, schools and colleges and for individuals not necessary for the works to attend site.

This had a detrimental effect on our ability to deliver core and non-core community benefits in a way we would have wished to, but also gave the opportunity to find new and innovative ways to reach out and provide assistance to those in the community that needed it the most.

Also the nature of the construction meant that unfortunately we had to procure specialist suppliers from outside the target areas, this is reflected in some of the KPI outcomes in the table below. This highlights the shortage of specialist contractors in Wales and especially in the Wrexham area.

The project spend however did meet KPI benchmarks for spend in Wales so the larger value stayed in the local community with a large amount of Welsh Suppliers.

KPI	Objective	Delivery
Labour Force from within the LA Postcode	30%	22%
Labour Force from Wales	60%	52%
Supply Chain Sourced within 30 miles	70%	64%
Spend in Wales	60%	64%
Contractors with a Welsh Postcode		68%

The final cost of the project after variations was only 2.29% above the cost at commit to construct which means the 2 stage tender process aided good cost predictability.

The project was also delivered to programme, with zero defects at the end of the defect period and with zero reportable incidents.

