Canterbury College Block 17

Canterbury, Kent

Project Details

Client
Canterbury College
Project Manager
AECOM
Architect
Archial Architects
Contractor
Morgan Sindall
Project Value
£6.6m
Contract Period
62 weeks including demolition
Procurement Type
2 Stage Design and Build
Form of Contract
JCT 2011
Size (sqm)
3300
BREEAM Rating
Very good
Apprentices Employed
7

Canterbury College asked for a vibrant heart for their new 'Block 17' campus building. Replacing their outdated Herring building, the design introduced an atrium space through the building. Upper floor accommodation is dedicated for training space, independent living and skills.

The ground floor reception area and café is separated from the above to maintain privacy and security, this space also acts as an exhibition and social space for the students. To allow easy access, a pedestrian link connects the adjacent St Nicholas special needs accommodation. The construction standardised the building of other blocks at the college using the same windows, lock suiting and swegon air handling units.

Key Challenges

- Logistics related to a land-locked site within the centre of the campus
- Coordination and integration with existing M&E systems
- Achieving practical completion to allow the college's FFE fit-out prior to the term start in September 2013
- Delivery of the project within budget

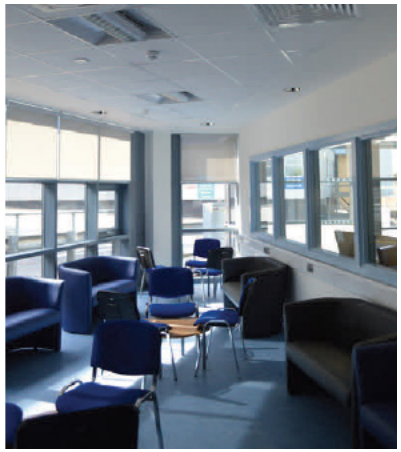
How these were delivered

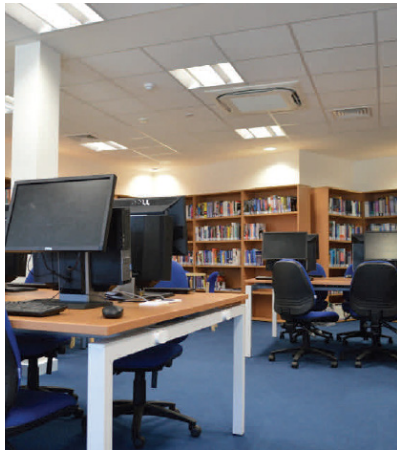
- Procurement via the Framework in 5 weeks
- Utilising lessons learnt from previous schemes provided a good foundation as a benchmark and saved time giving a heads-up on previous issues
- Early engagement and constant liaison with the college including weekly meetings and careful planning of all vehicle and staff movements
- Implementation of specific subcontractors at an early stage enabled design development within tight timescales and best value.
- Collaborative approach to agreeing contract sum and required VE which continued throughout the project
- Second stage achieved in just 16 weeks from tender receipt to starting on site
- Fibre reinforced concrete floors were used rather than steel mesh which allowed the floors to be poured quicker reducing the programme time
- The installation of PV cells and connection to existing combined heat and power (CHP) plant offering a more sustainable solution and lower running costs
- Community engagement and having learning experience on site was used to the College's advantage as a real live project to visit – the College delivers construction courses
- Introduction of BIM/3D modelling providing virtual walkthrough of the building and earlier identification of the few services clashes encountered
- £60k value added savings achieved from collaborative working and through the early supply chain engagement

KPI Data & Framework Targets:

Contract	Gateway 3 Formation	Gateway 4 Final Account	Variation
Cost	£6,601,489	£6,671,132	1.1%
Time	61	62	1.63%

KPI Graphs	
Apprentices	7 no.
Average AIR	0
Average CCS score	45/50
Waste diverted from Landfill	99%
Completion KPIs	91%
End user KPIs	90%





Contacts:

Morgan Sindall
Ray Mcauley
E: ray.mcauley@morgansindall.com

David Cook
E: david.cook@morgansindall.com

Neil Channon
E: neil.channon@morgansindall.com