



WILLMOTT DIXON

SINCE 1852

Case Study

Eastern Community Campus



CLIENT CARDIFF CITY COUNCIL

FACILITIES 1200 SCHOOL PUPILS AND 320 POST 16 STUDENTS

COMPLETED DEC 2017

COST £27.8M

GIFA 11,445M²





Key Design and Procurement Fact

- Super-Fast track 2nd Stage design and pricing programme
- Cost effective design through spatial optimisation
- Standardised design components
- Complex stakeholder engagement
- Construction efficiencies achieved through Modern Methods of Construction
- Delivered through SEWSCAP Framework
- Two Stage Tender NEC Option A Contract
- BREEAM Excellent / EPC A

Innovative model for Education and Community Use

The new inspirational Eastern Community Campus was built to replace an existing school and also to innovatively include accommodation for Cardiff and Vale College (CAVC) within the same building; creating an efficient delivery for education in the area. The project will create operational savings for the Council by sharing facilities between the school and college.

The project provides a first class community facility for the East of Cardiff. A number of areas within the school are accessible by the public; with the ability to zone off the school. The scheme successfully balances the safe guarding of children and the associated secure zones with the CAVC shared areas.

The new school is based on a standardised open plan design, arranged over 2 floors with out of hours community access to key facilities. The school includes the normal teaching spaces, sports hall, dance studio, hall, but also includes science labs fitted out with specialist equipment and a 3G dual marked football and rugby pitch to FAW/Sports England standards.



Collaborative Design complex stakeholder engagement

The design team worked closely with the Cardiff CC and CAVC representatives. By working together collaboratively the team achieved an integrated and high quality design proposal around a standardised design model.

By utilising the standard model for the building footprint the team were able to articulate the interfaces between the school and college early to allow the detailed design to be accelerated.

The design team carried out weekly design workshops during a fast track design process including representatives from the council, school staff & pupils, local community and college. The team used 3d BIM models, a CGI fly-through and presentations to demonstrate and develop the design.

Environmental Success

Connection to grid electricity was not possible for 20 weeks at the start of the Eastern Community Campus project and normally a diesel generator is required, However Willmott Dixon trialled a diesel hybrid, which prevented 57 Tons of carbon entering the atmosphere. This is the equivalent of a Boeing 747 flying non-stop for 2hrs.

Willmott Dixon sets high standards when it comes to reducing waste. Through incorporating our waste strategy on site, waste consumption was largely reduced against our baseline targets. 96% of our waste generated was diverted from landfill and only 5.4m³ of waste was generated per £100k spend.



**96% OF WASTE
DIVERTED
FROM LANDFILL**

The Eastern Community Campus site was partially bounded by a SSSI (A Site of Special Scientific Interest) designated by Natural Resources Wales (NRW). The drainage strategy and management of site water process was successfully implemented to ensure compliance with the of requirements for NRW. In addition Willmott Dixon undertook a weekly rubbish collection within the SSSI to help preserve the natural ecosystem.



**Cyfoeth
Naturiol
Cymru
Natural
Resources
Wales**



Community Engagement Successes

During preconstruction and through to construction and aftercare, the entire team were focussed on the project's successful build outcome – but also on the impact the project could have on the local community.

With careful planning and with a passionate team response the following are some of the Community Engagement successes on the Eastern Community Campus project.

We are proud to have helped make a difference.

Targeted Recruitment and Training

Target 52weeks/£m.
(Target 1356 weeks)

Achieved 60weeks/£m
(Achieved 1575 weeks)

Community Events

- Open Doors Week
- Community Library refurbishment project.
- Christmas tree festival at the Old Rumney Library.

Prescoed Prison Resettlement Scheme

Three offenders were placed on the Eastern Community Campus scheme:

- Matt taken on off the back of the Torfaen project – we funded his NVQ training in Dry lining at Eastern Community Campus , as a result Matt secured work within our Supply Chain upon release. Following Eastern's completion in December Matt was transferred across to Cardiff West in January 2018, Matt was placed here until his release date in February.
- Wayne was taken on after Wilmott Dixon met with him at Prescoed, Wayne had never worked within the industry and had decided it was a job he would like to pursue. It was arranged that Wayne would remain with us and transfer across to our site 'The Box' in Wayne's hometown in Plymouth upon release.
- Dan unfortunately reoffended and went back to prison



STUDENTS USING NEW FACILITIES

Community Engagement Successes

School engagement sessions

- Primary Schools our teams engaged with; St John Lloyd RC, Trowbridge, Willowbrook, Ysgol Pen-y-Pil, Rumney, Pen-y-Bryn, Bishop Childs, Oakfield, Bryn Hafod, Greenway.
- STEM Educational Workshops included; Team Tetrahedron; Team ModelBuild; Team Crane Challenge; Ivor Goodsite Health and Safety Assemblies; ICE Bridge (Trowbridge only); Ivor Goodsite Poster/Hoarding Competition; 'Budding Builders' Lesson (I have attached the Construction in the Classroom leaflet for descriptive purposes).
- Secondary Schools engaged with; Eastern Community Campus :
- Events included; WD in Schools Prezi Day; Team Model Build with Prince's Trust Group; Team Tetrahedron; WOW Day at SWALEC Stadium (employability workshops); Work Experience.
- Cardiff and Vale College – Career Fairs; Work Experience.
- Skills Cymru Event

Charity Fundraising

The site teams contributed to Breast Cancer Awareness and Prostate Cancer charities through events held at site and across the local offices of Willmott Dixon.

Eastern Community Campus Sponsorships

- Pen-y-Fan Sponsored Walked 2016 - £1000
- Pen-Y-Fan Sponsored Walked 2017 - £1000
- 'We Will Rock You' Drama Production 2017 - £500



Local Spend

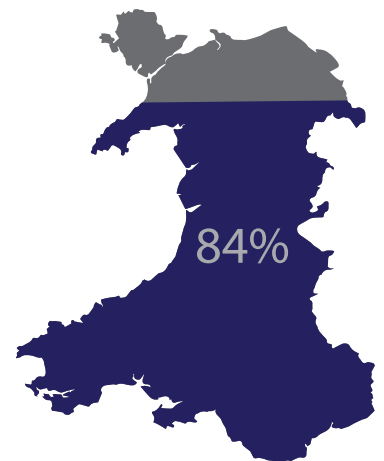
84% of spend was with businesses based in Wales.



Using the Welsh Government Value Wales Tool kit the project attained a Welsh local multiplier value of £1.75, indicating that for every £1 spent on the project £1.75 was reinvested into the Welsh economy.

Prior to the start on site a Meet the Buyer Event was held in conjunction with Business Wales to advertise to local contractors the opportunity.

Busnes Cymru | Business Wales





WILLMOTT DIXON

SINCE 1852

Willmott Dixon Construction Limited

Global Reach (Wing A)

Celtic Gateway

Dunleavy Drive

Cardiff

CF11 0SN