

University of Manchester (Construction Works Frameworks)

Framing a world class estate for a "world class university"

£175m

/ Framework value

2011

/ The Framework commenced

2020

/ The Framework conclusion

Stretching back over eight years, we continue to enjoy a long-term, collaborative relationship with the University of Manchester (UoM). In 2011, the Russell Group university appointed us to its Construction Works Framework, with responsibility for the refurbishment of campus accommodation. As one of a select group of participants, we delivered a suite of challenging schemes to the combined value of circa £17m, including the internal demolition & refit of the Simon Building, and the Phase One refurbishment of Coupland 3. With the second iteration of the Construction Works Framework beginning in 2016, we were selected as one of three contractors to Lot 4 and, under the remit of the four-year Framework, we undertake new build and refurbishment projects between £4m-£10m.

The Brief

As part of the University's ambitious £1bn campus masterplan, our participation on the current Construction Works Framework involves the completion of works called off as individual contracts that cover new build, demolition and refurbishment projects.



"Unanimously, the Project Committee are delighted with the new lecture theatres and it is fantastic to see our long-term aspiration finally fulfilled, so thank you again for all your efforts,"

Steve Jordan
Assistant Director of Estates and Facilities,
UoM

“Following the Project Committee’s walk around of the new lecture theatre, I would like to pass on our thanks to you, your colleagues in GRAHAM and your supply chain. The project has been extremely challenging and not without problems. However, we very much appreciate your efforts and GRAHAM’s positive responses to the challenges,”

Steve Jordan
Assistant Director of Estates and Facilities, UoM

The challenges

Renowned for being the largest single-site university in the UK, with the “biggest student community”, UoM is at the heart of a vibrant city. Its location, coupled with its densely populated student body, dictate that our work programmes are planned and managed to navigate around the obvious challenges associated with an operational, city centre campus. As an example, throughout our twelve-week refurbishment programme of the Renold Building (£1.8m), which entailed the complete refurbishment of three large lecture theatres, as well as associated M&E upgrades, the building remained operational.

GRAHAM’s solution

UoM continues to strive for excellence, not only in teaching, learning and research, “but in the environment” it provides. Investing £1bn over ten years to “create an inspiring” campus, we have been a key partner in supporting this transformation, with both Construction Works Frameworks acting as key components of UoM’s aspiration to be a “world-class university with a world-class estate to match”. The initial four-year Framework featured our completion of seven different schemes, ranging from the Samuel Alexander Building (£2.9m – remedial works/upgrade to the envelope), through to the live refurbishment of the Cooper Building (£1m). Having secured our selection to the 2016-2020 Framework, we completed the Phase Two (£6m – March 2017/May 2018) and Phase Three (£6.4m – October 2017/July 2018) internal and external refurbishment programme of the Grade II listed Coupland 3 - where the famous World War II codebreaker, Alan Turing, worked while he was at Manchester.

Outputs & Benefits

Innovation: The refurbishment of the Simon Building included the removal of four columns from the basement of this multi-storey structure. An innovative clamping system was used, in combination with a series of hydraulic jacks, to lift the structure above the point of demolition. This relieved the column of load and allowed the demolition to be conducted in a controlled manner.

Multi-Stakeholder Liaison (Coupland Building): We implemented a regime of weekly liaison meetings with the Main Library and Student Services Centre management to discuss and plan the activities for the following week. Our Project Manager produced weekly look ahead programmes of the planned activities, which were discussed at the liaison meeting.

We Go Beyond (Renold Building): This project was dictated by an intense construction programme. Our flexible and security cleared supply chain committed to a 24-hour working day in order to meet programme demands over weeks five to eight of the 12-week construction period.



For more information on how we’re delivering lasting impact:

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