



# Brynmenyn Primary School – BAM Construction

Contract Value: £175,000

Contract Period: Sep' 2017 – Jan 2018

## Our Industry Success

Highland Services has established an exceptional reputation in the provision of Electrical, Mechanical and Building services, and have gained considerable experience operating in an education environment over the years, as we continually strive for service excellence.

This has included working with the Bridgend Council, Cardiff Council, Swansea Council and various Main Contractors.

Highland have recognised that to be successful we must deliver all our projects to the same high standards that are required in an education environment. As such we implement best practice when managing all aspects of our service to the public and staff in both sensitive and controlled environments, on all the many successful projects we deliver.

## Scope of the Contract

Highland Services provided Electrical services to the new Brynmenyn Primary School. The project included delivery containment, sub mains, distribution, lighting and small power provision.

## Services Delivered

- Containment throughout the building
- Main panel, Sub Main & Distribution
- Lighting & Controls
- Small Power
- Commissioning & Testing of all works
- Full 12-month PPM and reactive service following installation

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## CDM Responsibilities

We meet our responsibilities under the Construction (Design and Management) Regulations 2015 by adopting a collaborative and proactive approach to all our projects. BAM Construction carried out the roles of Principle Designer and Principle Contractor for this project. As a key contractor Highland Services ensured that:

- All stakeholders were aware of their duties on the project
- All works were planned, managed, and monitored and carried out without risks to health and safety
- We complied to all directions given by BAM Construction and the construction phase plan
- Where we were the only contractor on a project, we prepare the construction phase plan
- Our team had the necessary skills, knowledge, training and experience to carry out the work
- There was appropriate supervision, instructions and information provided
- A suitable site induction was provided by the principal contractor
- Information on risks to health and safety and emergency procedures was provided to the team
- Steps were taken to prevent unauthorised access
- Welfare facilities were provided

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## Contract Management

The Brynmenyn School project was managed and monitored by Tim Bluck, M&E Manager, who ensured each work package was appropriately programmed and delivered on time, whilst mitigating any risks and concerns.

Tim maintained a collaborative approach with both clients, other contractors involved in the service delivery and subcontractors employed for specialist elements.

Tim ensured daily communication and weekly progress meetings to report on package progress, and to ensure that relationships remained positive throughout. Our approach to communication and quality management was key to our success in supplying successfully and on time.

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## Resources

Our team of experienced qualified engineers enabled Highland to deliver the various work packages we participated in, and our dedicated Senior Engineer Gareth Power methodically planned and monitored the ongoing works throughout the project.

Site specific inductions and safety talks were also conducted prior to any work commencing, and Risk Assessments and Method Statements were compiled to ensure best practice and safe systems of work were always employed.

## Risks / Key Challenges

Challenges	Mitigation
Diversion/isolation/termination of building services causing possible delays and increased cost.  Disruption to the environment and working around the public and staff in controlled environments.	Highland established collaborative relationships and followed the principles of ISO44001 so that all stakeholders / contractors are always well informed via a detailed programme, briefings, e-mails, and notifications etc. All staff fully briefed via toolbox talks and aware of their safeguarding responsibilities. Clear signage and instructions were always provided and regularly updated.
Contractor interface	Collaboration with all parties to ensure that there were no conflicts regarding planned / unplanned activities and managed appropriately.
Traffic / Access Management	<ul style="list-style-type: none"> <li>● Toolbox talks to brief all stakeholders</li> <li>● Suppliers / Materials / Deliveries – Collaboration with all parties to manage deliveries and project delivery.</li> </ul>

## Added Value

We conducted regular internal assessments to help us to identify efficiencies in time, cost, and quality, and also share added value initiatives with BAM Construction, such as looking at ease of access and plant maintenance regimes to facilitate future maintenance requirements.

Also during this project, the fire alarm contractor who was working direct to BAM had Labour issues resulting in them being unable to complete their installation to programme. Highland were able to jump in and help by running fire alarm detection cables in areas that had been missed. This allowed the programme to stay on track for all trades involved