



National Assembly for Wales, Cardiff

Schal were the project managers for the new £40.9m Assembly Building for the National Assembly for Wales, scheme designed by Richard Rogers Partnership as a result of an international competition launched in 1998. The building is located in the prominent and prestigious waterfront of Cardiff Bay, the second largest urban regeneration project in the United Kingdom, which has revived and replaced the old coal-exporting docks area of the city.

The building, occupying approximately 5,000m², will be the seat of government in Wales and houses the debating chamber for the Assembly, committee rooms and other associated facilities. The innovative design reflects Wales' history and its future. A funnel type roof housing the debating chamber is thought to be reminiscent of the conical hats traditionally worn by Welsh women while the exterior glazing reflects the assembly's 'transparent' government.

The new Assembly is intended to be an exemplar building, a future city landmark promoting the concept of an open, all inclusive assembly with equal access for all, providing a quality working environment that is flexible enough to quickly adapt to organisational, operational and technological changes without the need for continual costly reconstruction.

To this effect the whole Assembly Building is not only to observe the highest standards and codes of practice in design and construction, fully complying with all relevant legislation but has recently achieved BREEAM 'excellent' status.

Construction work originally commenced in 2001 but was halted the same year amid concerns of soaring construction costs. The initial design team contract was terminated and following an independent review to assess the progress and outcome, the Assembly re-advertised the project in the European Union's Official Journal in search of a new team to complete the project.

PROJECT PROFILE



CLIENT

The National Assembly for Wales

PROJECT VALUE

£40.9m

TYPE

New Build

SERVICES

Project management
CDM Co-ordinator
Client safety advice
Design Advisors
BREEAM Assessors
Access Design Appraisal

START DATE

2002

COMPLETION DATE

2005

SECURITY CONSULTANT

TPS

National Assembly for Wales

Schal were appointed in May 2002 as the new Project Managers responsible for delivering the approved design for the new Assembly Building, to budget, time and quality. One of the main challenges faced was the management of the risks associated with innovative design and the deployment of value engineering principles, while seeking to achieve best 'value for money' over the complete life of the project.

Soon after being appointed, Schal launched a rigorous process involving a series of workshops and meetings in its attempt to identify project specific requirements and establish the Assembly's brief and procurement route.

The proposed contract was GC/Works/1 Single Stage Design & Build (1998) modified to meet the requirements of the National Assembly for Wales.

Schal led a multi-disciplinary team, acting as project managers and planning supervisors, sister company, TPS as the Assembly's design advisors and compliance auditors and Northcroft as the cost consultant advisors.



FURTHER DETAILS

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