



Coleg Morgannwg Aberdare Campus

THE CLIENT

Coleg Morgannwg is one of the largest providers of Further Education and training in South Wales. It provides courses for the professional, technological and creative industries. It has campuses in Aberdare, Pontypridd, Nantgarw and Rhondda. TPS's building surveyors have been involved in various works of building alteration, replacement and repair at the College's campuses over the last two years. This project is a good example of how building surveyors can create added value to the client in the management of small works.

THE TASK

We were asked in the winter of 2007 and 2008 to design, specify and manage a small project to convert the existing kitchens to a hairdressing salon, which would be part of the College's Creative Industries Department and would facilitate hairdressing teaching courses at the Aberdare Campus. The salon was to assimilate the character of a commercial hairdressing outlet but be configured in the style of a learning environment. This project required a short programme of delivery in order to bring the hairdressing facility online as quickly as possible.

PROJECT PROFILE



CLIENT

Coleg Morgannwg

PROJECT VALUE

£40K

TYPE

Alterations and adaptations

DATE

Spring 2008

THE DESIGN AND THE SERVICE

Small works of this nature have become the domain of building surveyors; possessing skills in CAD design and the technical ability to manage simple building services, structural appraisal and cost management scenarios. We designed the layout of the salon in close liaison with the College staff. The drawings and specification were prepared and sent out to tender to local building companies in accordance with the procurement policy of the College. The works were managed by our staff to final account attending site at regular intervals to monitor progress and quality.

THE RESULT

This project highlights the value of the building surveyor's broad church of skills for use on low value single discipline projects. The building surveyor can make professional judgements on simple problems involving building services, structures and cost management. In cases where, even on small projects such as this, a situation arises which is beyond the competence of the building surveyor, he, or she, will gather data from site and pass this on to TPS's specialists for resolution, often without the need for them to visit site.

By using property professionals the Client receives the reassurance of engaging professional consultancy from one discipline at all stages of the project process. The Client can also tick every box in terms of the achievement of best value in the procurement of building contractors. By appointing the building surveyor to manage works the Client he is passing risk on to TPS to ensure quality delivery and cost certainty.

The efficiencies of a single discipline approach on small works enable us to pass savings in resource requirement on to the client, creating added value. It also means that management coordination is reduced as the "team" consists of only one or two frontline consultants backed up by the usual back office operations of admin and product quality management.

REFERENCES

Martin Donovan

Assistant Estates Manager

Coleg Morgannwg, Llwynypia

Tonypandy

Rhondda, Cynon, Taff

CF40 2TQ

Tel: 01443 663244

Mobile: 07867988353

Fax: 01443 653604

Email: m.donovan@morgannwg.ac.uk

FURTHER DETAILS

Please contact

TPS

Centre Tower

Whitgift Centre

Croydon CR9 0AU

T: +44 (0) 20 8256 4000

F: +44 (0) 20 8256 4116

info@tpsconsult.co.uk

www.tpsconsult.co.uk