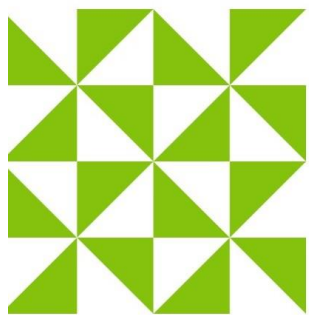
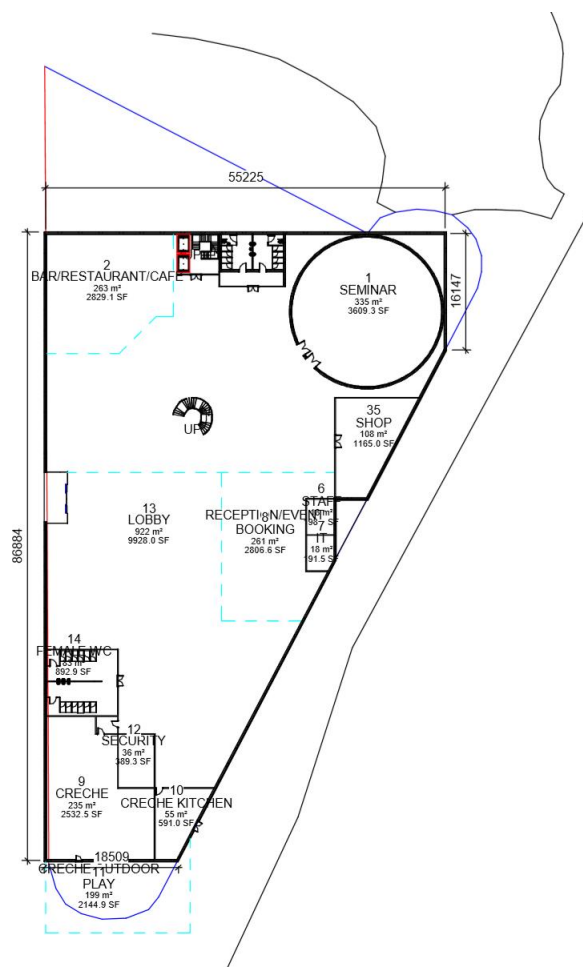




CABAT Consultancy LTD

Constructing Excellence Everyday



UWTSD Glyndŵr Development

Client: University of Wales Trinity Saint David

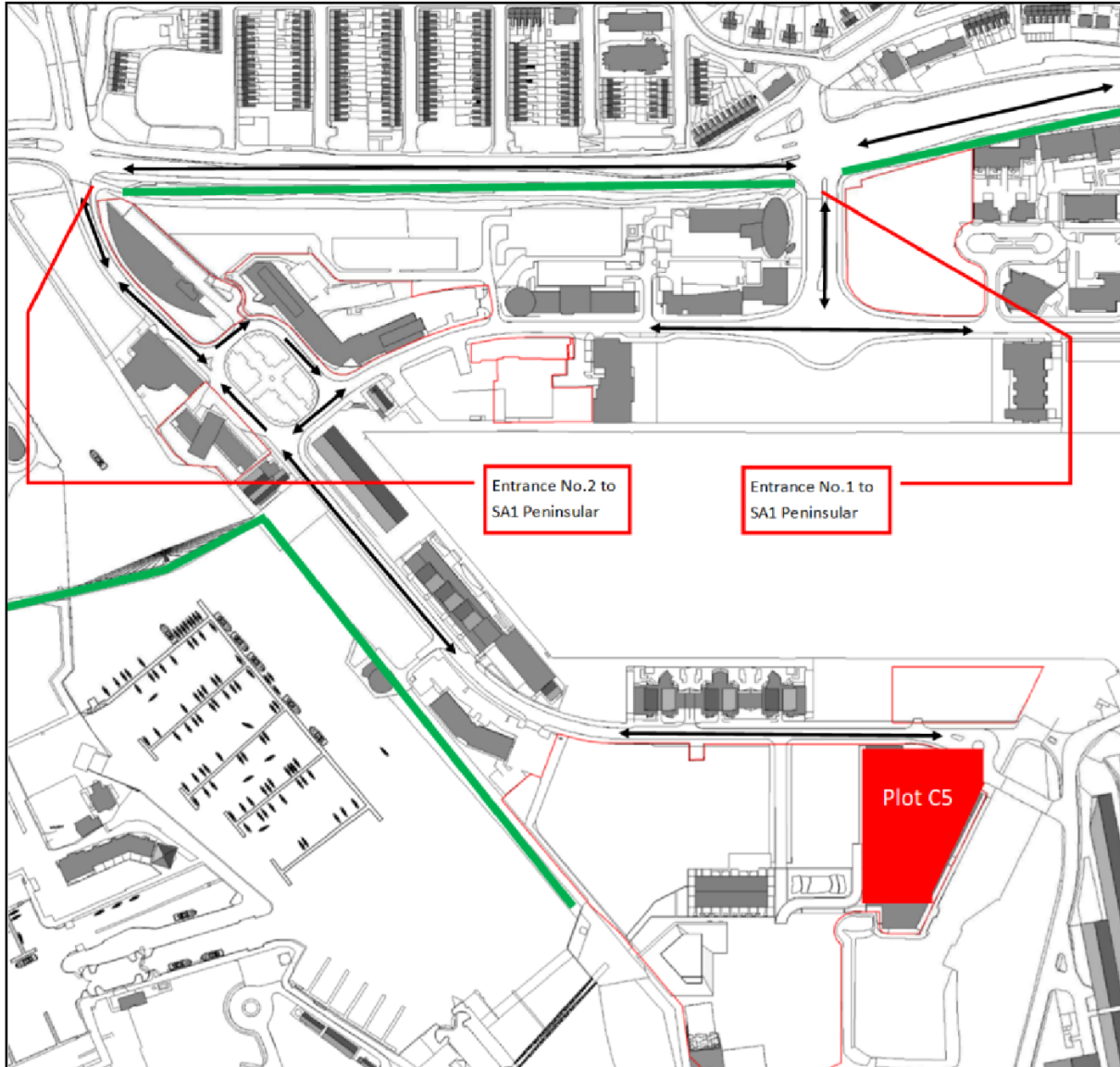
Final Viva: 08/06/2020

Design & Access Statement (D&A)

The Glyndwr site measures approximately 0.85 hectares (2.1 acres approximately), whilst its North side fronts onto Langdon Road and its eastern side faces onto the former dry dock forming part of the existing tidal basin. The proposed new development is for a high quality two/ three storey building which would provide a flagship 300 capacity main lecture theatre as well as 10 x 30 capacity classrooms and 4 x 80 capacity lecture theatres. Student union facilities, café, and restaurant will complete this state-of-the-art facility.

Client Critical Success Factors for the Project:

- Commencement of construction in May 2020.
- Completion of the new facility by August 2021.
- Adherence to the budget.
- A minimum BREEAM rating of Very Good achieved for the new building.
- Develop a robust programme (see CABAT Glyndŵr Project Programme).
- Soft landings principal for commissioning and handover.
- Target Recruitment and Training (TR&T) targets achieved through SEWSCAP local engagement (see Glyndŵr Development Social Aspects Assessment document).
- Control of waste material on site by the development of Materials Management Plan (MMP).
- Early involvement with Client Facilities manager from existing facility.
- Efficient and safe site layout (see CABAT Site Set-up & Statements document).
- Innovative means of construction supplemented by effective communication across all parties (see BIM Execution Plan (BEP) document).



SITE SET-UP LEGEND

- CYCLE ROUTE
- ↔ PEDESTRIAN WALKWAYS
- ONE-WAY TRAFFIC SYSTEM
- ↔ TWO-WAY TRAFFIC SYSTEM

DATE: 19/07/2021

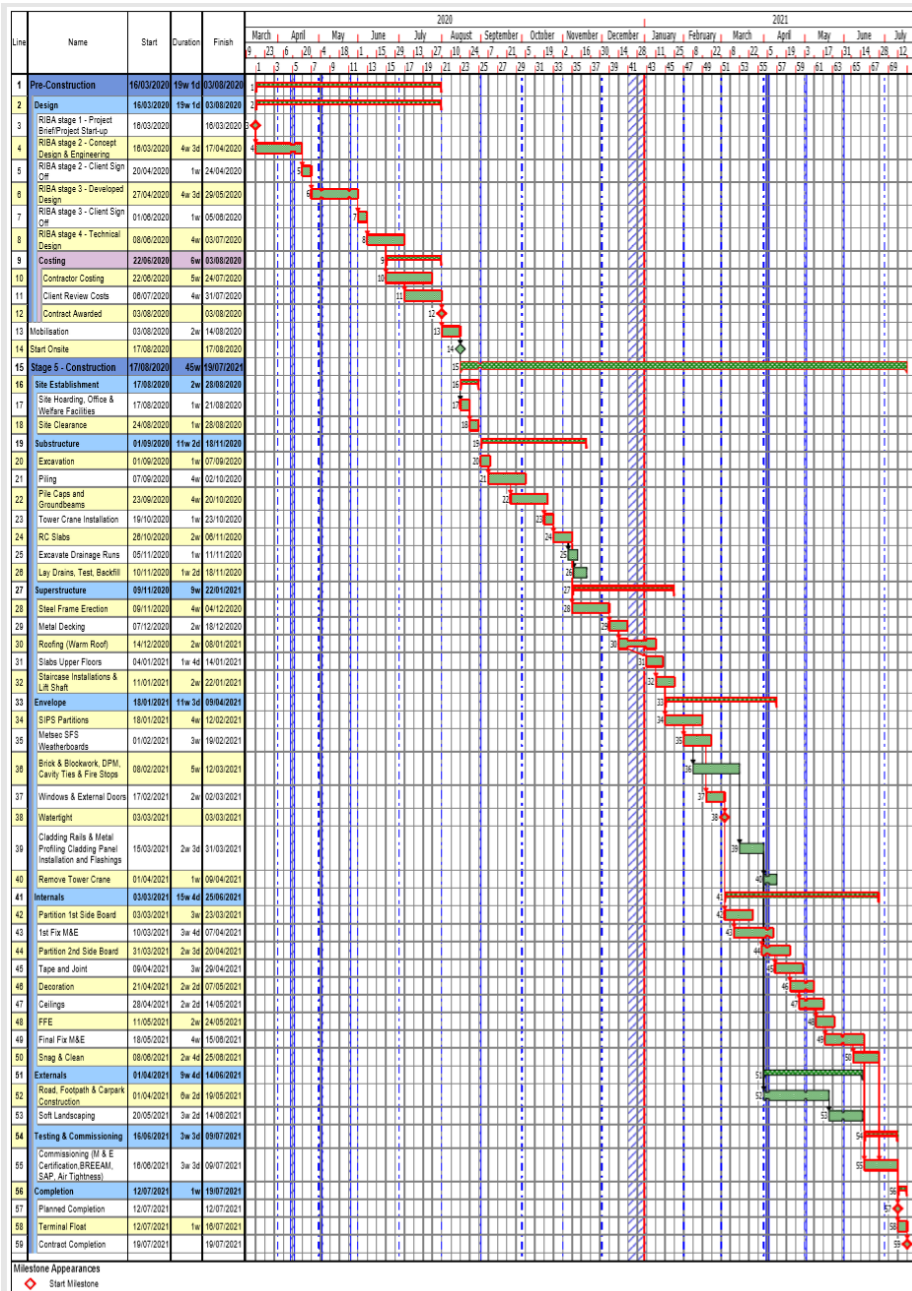
DRAWN BY: ADAM MEYRICK

Road: The main access to the site is from the SA1 access/gateway off Fabian Way or A4067 Roundabout from Swansea City Centre.

Bus: A bus route will be extended down from Langdon Road along Kings Road, with a bus stop at Trinity Saint David Square. In addition, the Fabian Way Park and Ride will be promoted to reduce traffic.

Cycle: The National Cycle Network Route 04 runs through the site to the north and west, there is scope to further increase the usable cycle routes elsewhere.

Rail: Swansea Railway Station is situated less than a mile to the west.



Construction Programme

Low cost, quick, and high quality



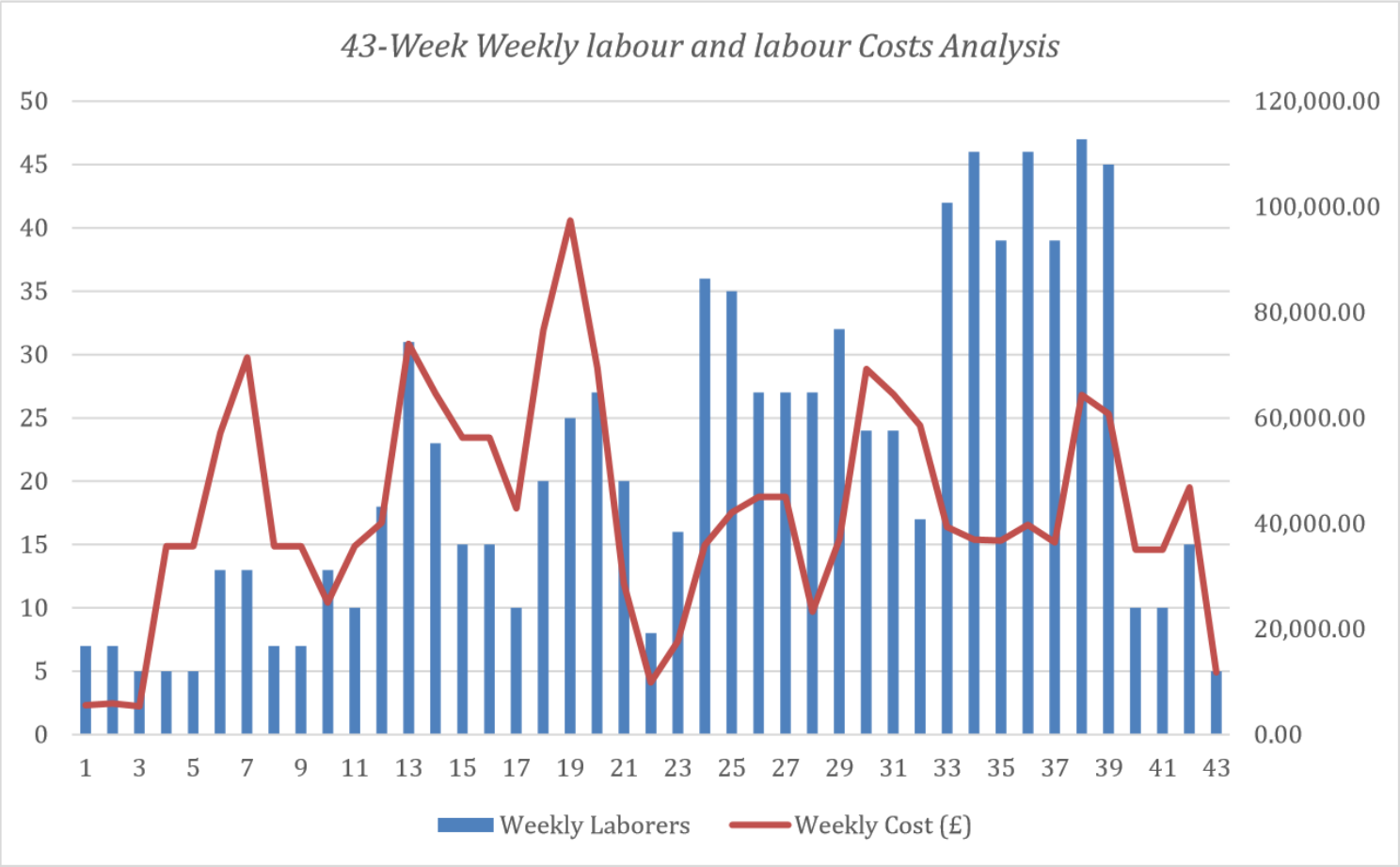
Table 1: Glyndŵr Project Programme Summary

Element	Programme 1
Construction Begins	04/05/2020
Programme End	27/08/2021 (43 Weeks)
Frame	Steel
Cost	TBC*
Foundations	Piles (Cheaper & Smaller)
Sustainable Technology	- Modular Living Wall System (MLWS) - Rainwater harvesting - Solar Photovoltaic (PV)

Please refer to "CABAT Glyndŵr Project Programme" document.

Distribution of Labour & Resources

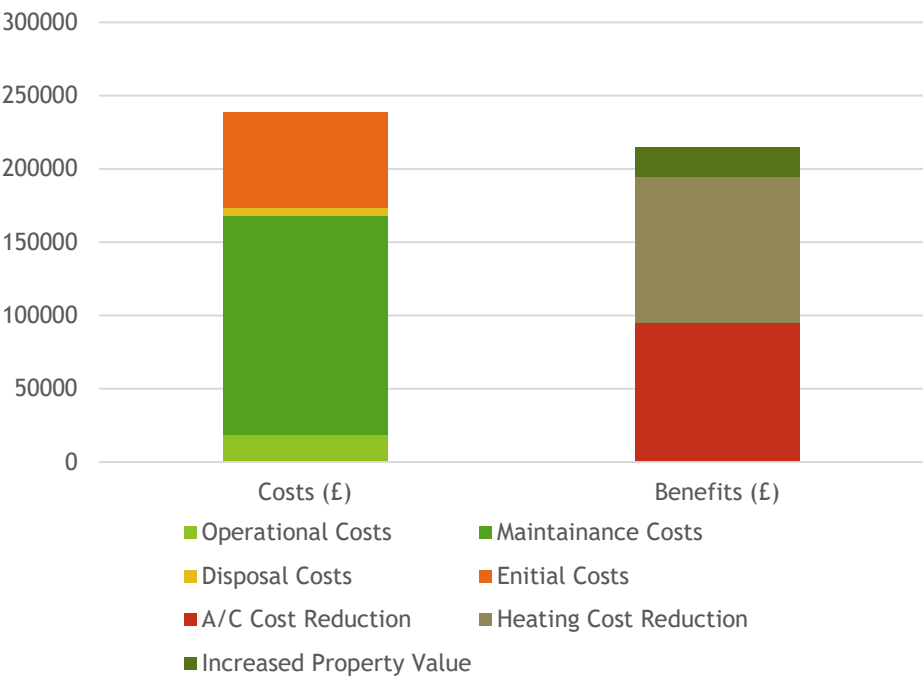
Weekly labour and associated weekly labour costs at CABAT's Glyndŵr Project



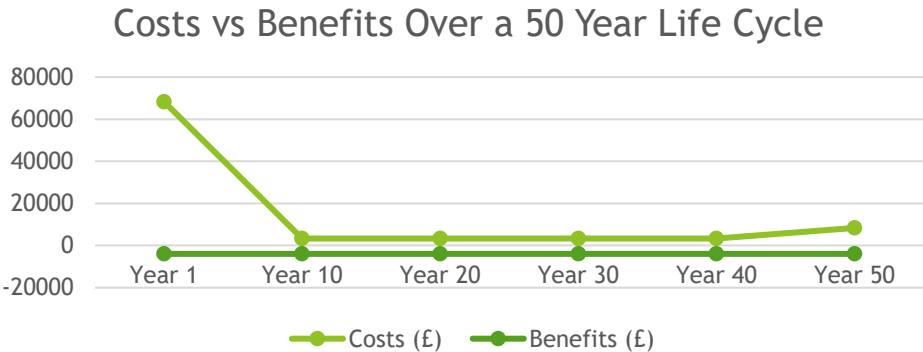
Please refer to CABAT Distribution of Labour and Resources document.

Living Wall Life Cycle Cost Analysis

Total Costs vs Benefits Over a 50 Year Life Cycle

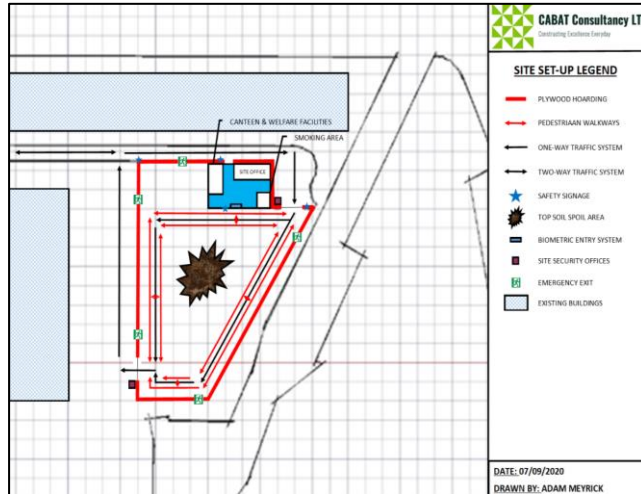


CABAT Consultancy LTD is committed to promoting sustainable development through its policies, strategies and services, thus achieving best value for money in the widest sense. Analysing the adjacent data sets the total outstanding cost over a full 50 life cycle of the UWTSD Glyndŵr Building is £23,250. The client has decided that this is a fair price for the aesthetic, biodiversity and health & wellbeing and other added benefits the MLWS provides.

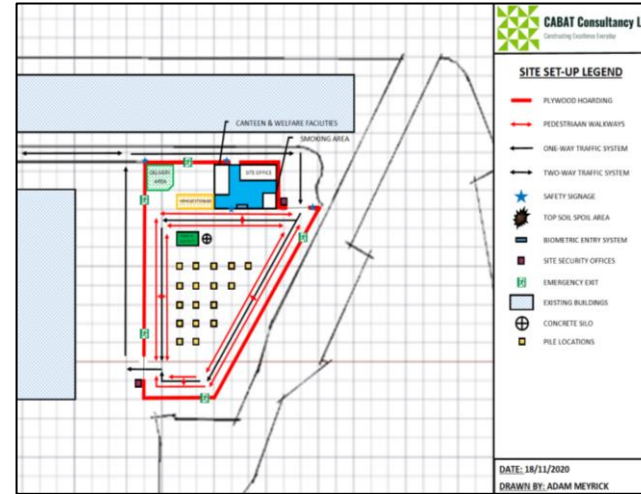


Please refer to CABAT Living Wall Life Cycle Cost Analysis document.

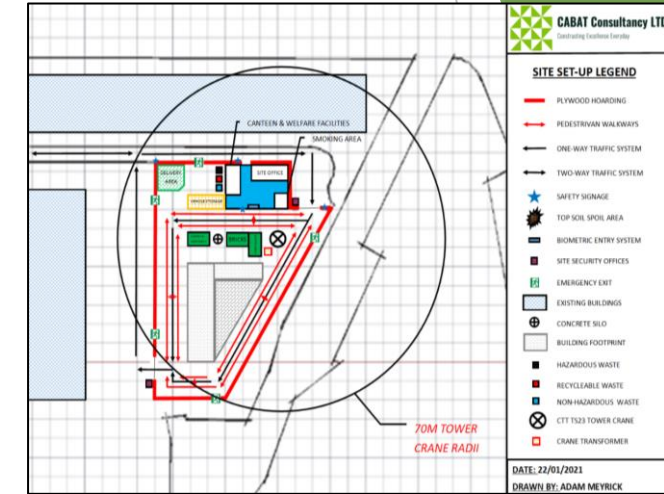
Site Setup



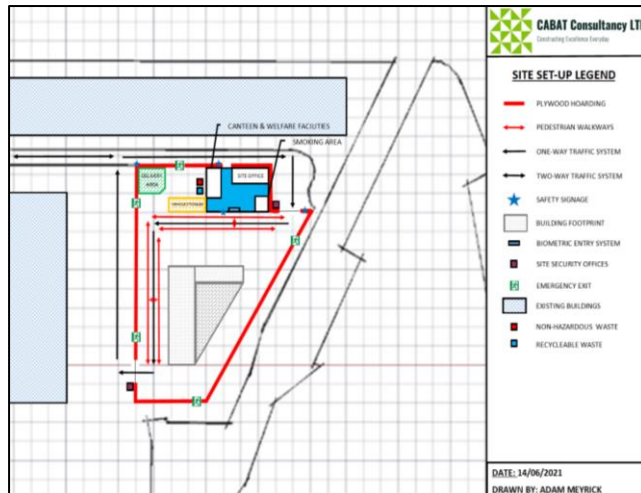
Site Establishment (17/08/20) to (09/09/20)



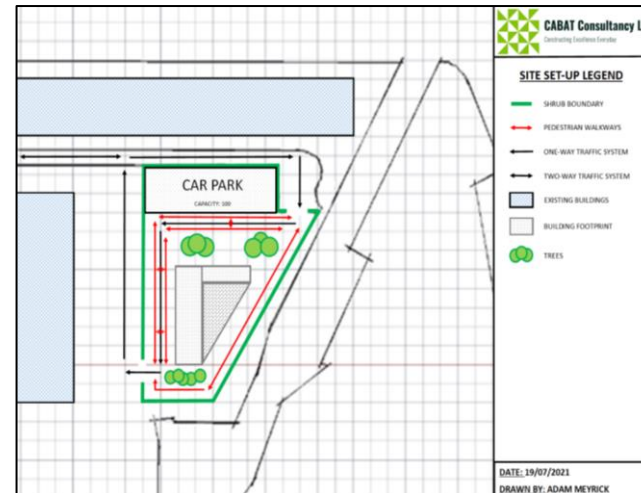
Substructure (09/09/20) to (18/11/2020)



Superstructure (09/11/20) to (21/01/21)



Internals and Externals (18/01/21) to (14/06/21)



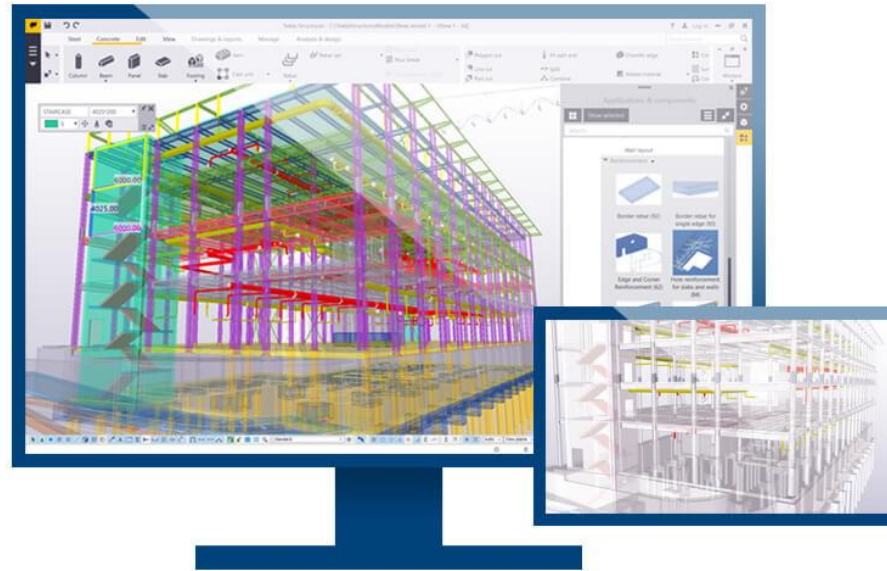
Testing & Commissioning (16/06/21) to (19/07/21)

Please refer to CABAT Site Set-up & Statements document.

BIM Execution Plan (BEP)

A BIM execution plan is a comprehensive document that helps the project team identify and execute the role BIM plays in the various phases of construction management. The formulation of a BEP includes the following idiosyncrasies upon the project:

- ▶ **Communication,**
- ▶ **Collaboration,**
- ▶ **Saving time,**
- ▶ **Sharing data,**
- ▶ **Stronger execution.**



Composing a BEP ensures a team can communicate and collaborate better from the very start of the project, it ensures a strong finish and execution, pleasing project owners and investors.

Refer to BIM Execution Plan (BEP) document.



Waterfront Community Church
(Meyrick, 2019).



St Thomas Primary School (*St Thomas Community*, 2018).

CABAT Project Targets

Activity	SEWSCAP Requirement
Person Weeks	416
Previously Unemployed Weeks	200
Jobs Created (NEETS/Unemployed)	8
Training Weeks	16 Trainee Weeks
Apprentice Weeks	120 Weeks
Graduate Weeks	40 Weeks
Work Experience Weeks	32 Weeks
Community Initiatives	
Community Hours	250
Community Evenings	1
Consierate Constructors Scheme	40
Newsletters	Quaterly
Local Business'	30% of the workforce from Wales
	15% from Swansea area
Local Labour	30% of the workforce from Wales
	15% from Swansea area

Social Aspects

► Qualifying the Workforce

Qualifications can include vocational awards/diplomas, apprenticeship completions, professional qualifications, leadership and management courses including ILM, health and safety, (including IOSH, NEBOSH, SMSTS & SSSTS). Additionally, CABAT are obliged to set up annual training plans which incorporate free health and safety training, asbestos awareness, facelift training, SUSA and toolbox talks.

► Community Initiatives

CABAT will help deliver various social advances that will help impact deprivation and meet the socio-economic needs of the SA1 area.

Refer to CABAT Social Aspects Assessment document.

BREEAM Target

- ▶ Target: BREEAM “Excellent” rating (70 - 85%)
- ▶ Potential: BREEAM “Outstanding” rating (85+)

Meeting Challenges in a Changing World

- Reduced whole life cycle cost,
- Reduces resource use,
- Improved Health & Safety,
- Improved project certainty,
- Adaptation to climate,
- Resilient and durable asset,
- Increased asset value,
- Best practice delivery and world class projects.



Refer to BREEAM checklist illustrating achievable credits.