



Professor Iwan Davies, Pro Vice-Chancellor, Swansea University, Richard B. Davies, Vice-Chancellor, Swansea University, First Minister, Rt. Hon Carywyn Jones AM, Steve Burke, Construction Director, St. Modwen, Javier Bonet, Head of Engineering, Swansea University

First Minister marks one year count down to Bay Campus opening

With less than 12 months to go until the new £450m Swansea University Bay Campus officially opens its doors, First Minister Carwyn Jones AM, was on site earlier this month, to witness first-hand how investment in this flagship project is already benefiting local supply chains, jobs and skills.

Since construction work began on site last May 2013, 102 contracts have already been awarded to local companies, totalling more than £66m. The Bay Campus construction phase has also delivered over 3,400 jobs on site – 76% from inside Wales and 19% from within a 10 mile radius of the development; provided over 1,700 weeks of trainee weeks; helped over 30 local people back into work and supported 79 apprenticeships and trainees to date.

Recent success stories include Matthew Jose Williams, 36, from Port Talbot, who has been helped back into employment on the Bay Campus by the Neath Port Talbot Workways team after being made redundant in December 2013. Matthew has been working as a full-time administrator for Swansea-based RDM Electrical, the main subcontractor delivering electrical and mechanical services at the development.

Majorie Bartlett, Regional Manager for Neath Port Talbot Workways project, said:

“The construction phase at the Bay Campus has created a number of temporary and permanent positions for local residents signed up to Workways and we will continue to work closely with the contractors to identify further employment opportunities during 2014 and beyond.”

Rupert Joseland, Regional Director of St. Modwen, land owner and site developer for the project, said:

“We are thoroughly committed to supporting local supply chains, jobs and skills at our Bay Campus development for Swansea University. We have worked alongside our main contractors and their local training partners, to generate as many opportunities for local people as possible and it is great to see the positive impact of this.”

Professor Richard B. Davies, Vice-Chancellor of Swansea University, said: “When the Bay Campus opens its doors to students next year, alongside our improved Singleton Campus, Swansea University will have a clear identity of being one University with two campuses, each providing an enhanced student experience, academic teaching and world-class research facilities.

Construction Update



Energy Safety Research Institute (ESRI) building

Academic buildings

The **Energy Safety Research Institute (ESRI)** building is now fully visible from Fabian Way following the removal of the scaffolding in August. ESRI is watertight, with only a few cladding and glazing details left to install. Construction work is now concentrating on the interior of the building with around 70 workers on site every day. The next stage of the lecture theatre fit-out is underway and is being closely followed by the construction of the main stairways throughout the building. Raised access flooring, interior walls and ceilings are nearing completion and will be ready for the painting and final fit-out which will start later this year. To help power the energy efficient ESRI building, and to add to the BREEAM Outstanding sustainability rating, 121 photovoltaic solar panels cover most of the finished roof space.

The next key construction phase for **Engineering Central** is the internal fit-out of the three main blocks that encompass the entire building; this is proceeding on programme with the mechanical, electrical, carpentry and decorating being the current key trades on site. Many of the meeting spaces, offices and laboratories are now recognisable areas and are awaiting their final finishes and lab equipment installation. Specialist areas such as the 'clean room', lifts and auditorium seating for the two lecture theatres are also starting to take shape. With most of the brickwork, cladding and glazing complete, work has commenced on the ground works for the two internal streets. The hard landscaping and paving is due to commence in late October through these communal and weather-protected areas. The current Engineering Central construction programme is benefiting from 120 workers being on site every day and the fantastic weather over the past few months.

Engineering East has seen the emphasis on cladding and roofing with internal works progressing well.

The **Institute of Structural Materials** (home to SMaRT), the low level building to the left of site as you look from Fabian Way, is nearing completion with work focussing on final finishes and commissioning before handing over the building to the University. The site recently welcomed Edwina Hart AM to switch on power to the building.

The **Great Hall** and **School of Management** are both progressing well. The final segments of the Great Hall (the yellow stone building to the back of site) have been fitted into place over recent weeks. The envelope works around the **Bay Library** building continue.

The **Tower Information Centre** has been the focus of a site celebration this month with the final lintel being craned into position onto the clock tower.



View of Bay Campus from Engineering Quarter

Student accommodation

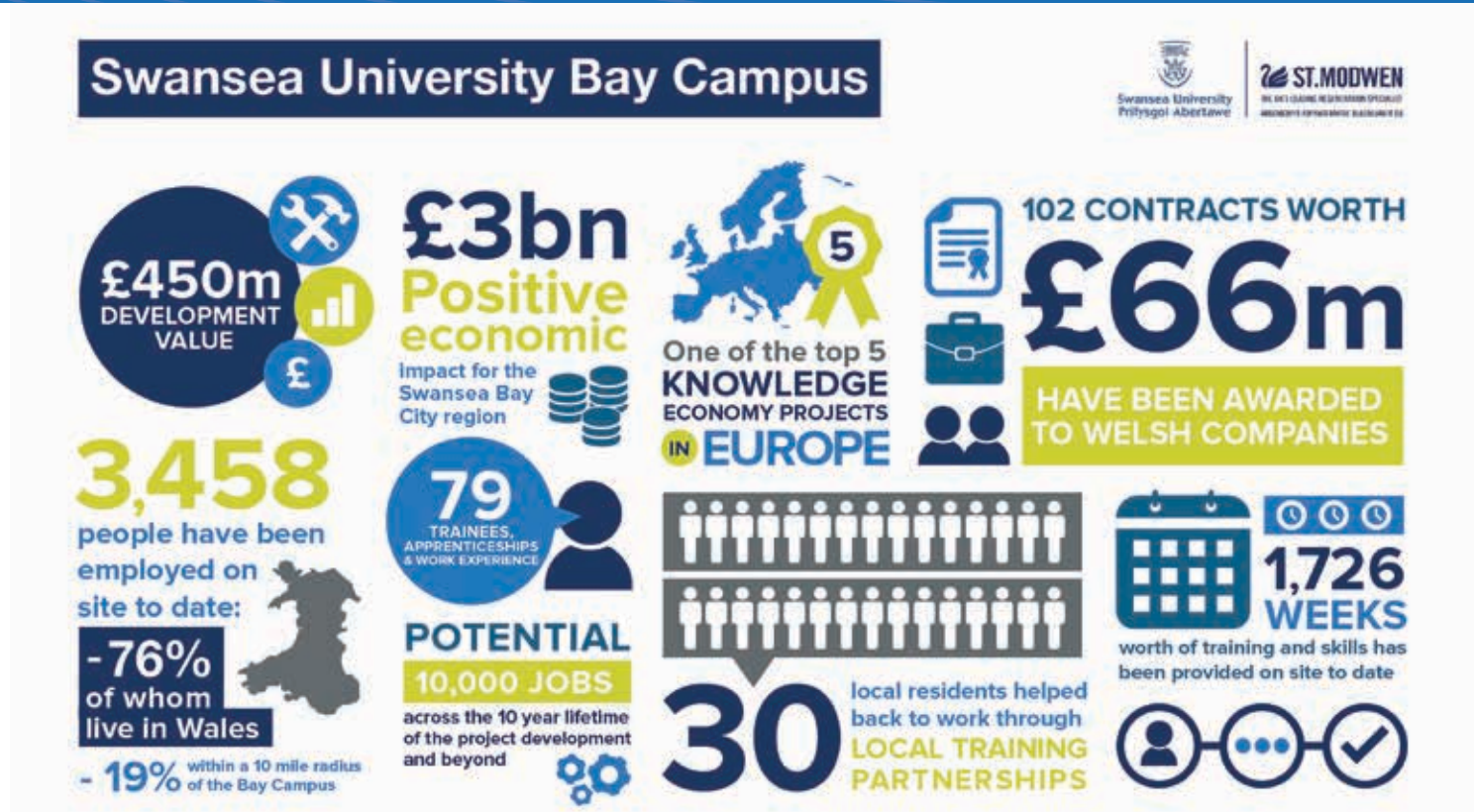
To the front of site the first phase of **Student Accommodation** is really starting to show its colours with the different brick column and architectural features making the accommodation visually stimulating. Over the coming months, the scaffolding to the student accommodation buildings 1,2 & 4 will be removed, with building 3 already having been removed.

The remaining student accommodation, buildings 15 and 16, is also underway. We have already completed the pile mat and piling operations, which provide the foundations for the buildings. We are currently in progress with completing all the other groundworks, including forming the below ground services and creating the drainage system.

Looking ahead, within the next three months we will have completed the groundwork and be progressing with the building structure. The structure is in two sections and we are using two different construction methods for the opposite sides. The south side is being constructed with in situ concrete - a traditional reinforced concrete frame which is poured and created on site. The North side however, will be created using a pre-cast structure which is manufactured off-site and then erected in sections. The pre-cast frame eliminates the need to work into the night finishing the concrete elements as it has already been completed off site.

While late working will be needed on the in situ frame slabs, we will minimise any potential disruption by measures such as infilling the ground floor slabs once the structure has been built. This will help to control the light and noise issues that may arise from the operation to finish the concrete slabs. The pre-cast frame installation will give the building all of its main structure to the residential side of the project. On completion of the pre-cast frame, the rooms will be fully formed with the exception of the internal corridor wall and the window to the external wall.

Local companies win a significant part of Bay Campus spend



The leading developer and contractors working on this major construction project have announced that over £25 million has gone to companies based in Swansea Bay, to 22 individual contractors, with some winning work with more than one of the main contractors. Although all of the contracts have not yet been fully delivered, this represents a significant boost for local businesses.

The Swansea Bay companies who have won main subcontracts on Bay Campus so far are:

AB Glass	DSL Scaffolding
Adapt Business Solutions	Hays Engineering
Afon Landscapes	John Williams Ltd
Avalon Insulation	Port Talbot Brickwork Limited
Craftsman Flooring	Port Talbot Labour and Plant
Cuddy	R & M Williams
Dawnus	RDM
DJ Construction	Rowecord Total Access
Down to Earth	Securicall
Dragon Engineering	Sketty Blinds
Drill n Seal	Watt & Sun

DJ Construction

Port Talbot based DJ Construction is just one of the local companies to have won work on the development. Having started with a small, £90k, contract for VINCI Construction UK



Director of DJ Construction, Steve Jones

and, having proved its capabilities, DJ Construction has since taken on additional work for VINCI Construction UK; has worked for Bouygues Leadbitter on projects at the Singleton Campus; and is now working for Galliford Try on the student facilities and additional accommodation.

In total, the company has won contracts worth nearly £1 million. This has allowed DJ Construction to employ more local people, both on a temporary and permanent basis. The company's headcount has increased from 7 to 18 permanent staff over the 18 months of the contract so far, with its total swelling to around 30 at the peak of activity, earlier in 2014.

Director of DJ Construction, Steve Jones, said: "The work has helped us get through the turbulent economic times. It's been a chance to be known and recognised as an approved sub contractor, able to work alongside the large firms. Being involved in such a massive and high profile project has given us the confidence and credibility to tender for work for other major contractors."

Maximising local benefit

From the outset, the University and the main contractors have stated their desire to see local companies and people benefiting from the significant investment taking place in the development of the Bay Campus.

As early as January 2013, meetings took place with the two initial main contractors – VINCI Construction UK and Bouygues Leadbitter – to look at how this could be achieved. The meetings were facilitated on behalf of Swansea University by Swansea Bay Futures and involved key local organisations Swansea Bay Partnership, Workways, Beyond Bricks and Mortar and the Welsh Government's Construction Sector team. Together the group organised six separate Meet the Buyer days at which 173 different companies had one to one interviews with the contractors, a number of which have gone on to win work on the development.

Since construction started on site in May 2013, the group has been meeting regularly, with the inclusion of the Cyfle Shared Apprenticeship Scheme, to ensure that local companies are brought to the attention of the main contractors and those opportunities for local employment, work experience training and apprenticeships are maximised, discussing these with the sub-contractors which have been appointed. A representative is present on site every Wednesday to speak to the contractors directly and offer them support.

In addition Swansea Bay Partnership, through Neath Port Talbot Council's Business Team, has been keeping local companies informed of what opportunities are coming up and how to get themselves onto the consideration list for those contracts.

With Galliford Try now on board and also committed to local opportunities, the Group will continue to work hard to ensure that the region benefits from the development of the Bay Campus. Although many work packages have already been let, there are still some remaining, including: Soft Landscaping; Street Furniture; Boardwalk; and Builder's Clean. Businesses interested in finding out more need to act quickly to be sure of a chance to get involved and should contact Neath Port Talbot Council's Business Support Team at business@npt.gov.uk

Highways Update

The roadworks along Fabian Way are progressing well and we wish to thank you once again for your continued understanding at this time. We are working closely with our contractor and Neath Port Talbot Council to limit inconvenience wherever possible.

Your safety

VINCI Construction UK, Leadbitter and Galliford Try will take every precaution to keep you and your family safe throughout the construction process.

Please ensure you or your children do not enter the site, unless you are part of a pre-arranged visit.

Please do not enter the site!

Please do not allow your children to enter the site!

Building sites can be hazardous places:

- Every year people are injured and killed on building sites
- Our operatives and staff are trained to work safely
- Please help us to keep you and your children safe



Keeping you informed

VINCI Construction UK, Leadbitter and Galliford Try will continue to keep the local community informed of construction developments on site:

- Regular newsletters
- Local community meetings
- Letter drops
- Open days and site visits



All companies register their respective sites with the Considerate Constructors Scheme. Leadbitter is also an Associate Member of the 'Considerate Constructors Scheme'.

Who to contact?

If you would like to discuss a construction site related matter, please contact our dedicated construction hotline number

07767 331 250

Due to the volume of work underway on site, any construction related matters should initially be directed to this 24 hour number.

Your enquiry will be immediately forwarded to the appropriate Construction Project Manager who will discuss the issue with you.