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Local Enterprise Partnership

Medical School

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Business Case and Background

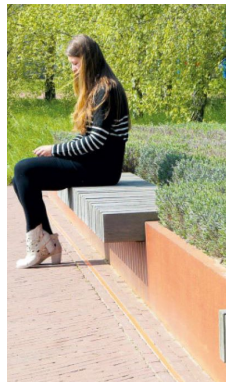
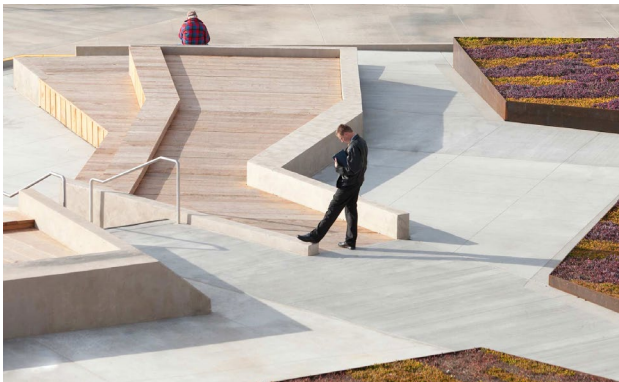
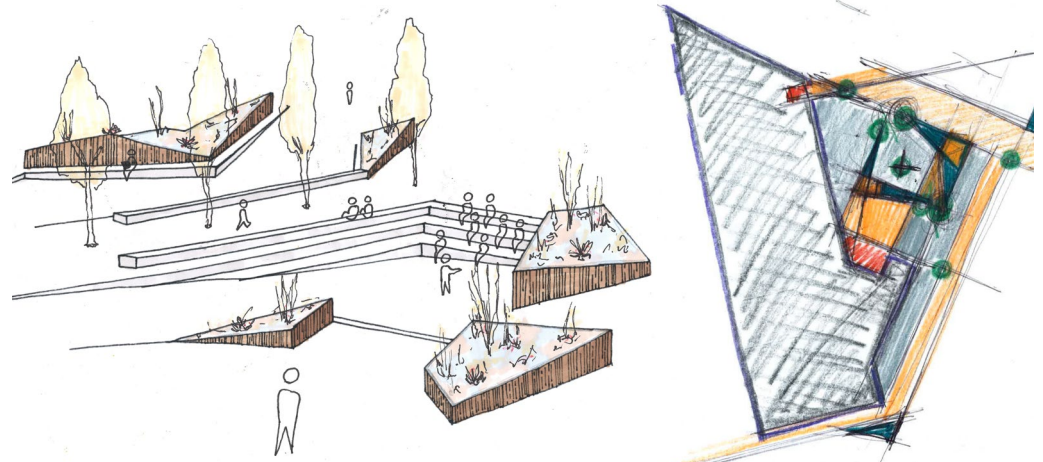
- Largest county not served by a Medical School
- Over 55's set to increase at more than 20% of national rate
- Chronic shortage of specialist services
- Over 100,000 adults are estimated to have a diagnosed common mental health disorder
- NHS staffing gaps meaning high locum delivery
- Medical school students controlled. Application in conjunction with University of Nottingham to HEFCE with the support General Medical Council. 5 Medical School approved 2018
- Provide a workforce for the community from the community- widened participation programme

Project Brief & Objectives

- Situated on the main Brayford Pool Campus at University of Lincoln
- Completion / opening no later than April 2021
- £21m gross budget (excluding additional funding for fallow floor fit out)
- Feasibility and accommodation space analysis identified that a 5,556m² building was required
- Building required to co-locate a variety of users and activities, both specific to the Lincoln Medical School including specialist medical facilities and computers labs and for wider University use including seminar rooms, a library space, social learning spaces and an atrium/café.
- Sustainability credentials: BREEAM Excellent, DEC-A and EPC-A.
- Landscape development and connectivity.

Masterplan & Landscape Concept

- A fulcrum to the pedestrian boulevard
- Opportunity for group and individual interaction
- Consider routes and desire lines



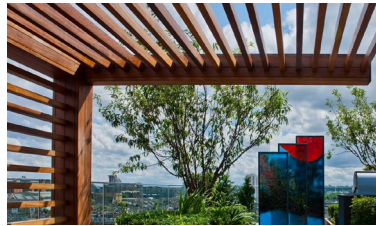
Masterplan & Landscape Soft Landscape Concept

- Relate to the valuable ecological feature of the Delph Pond
- Create seasonal colour, structure and texture
- Define routes and zones

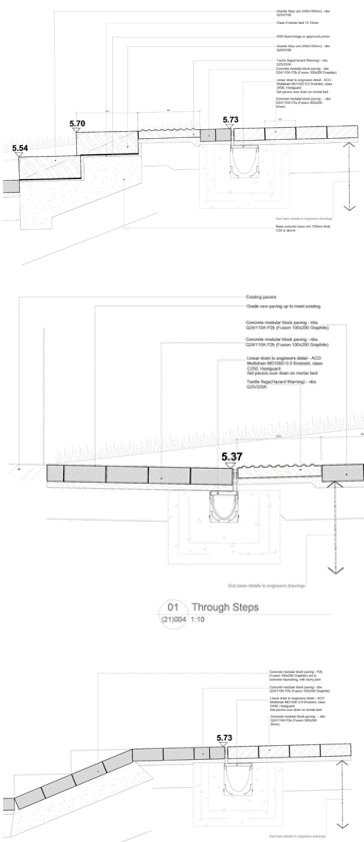
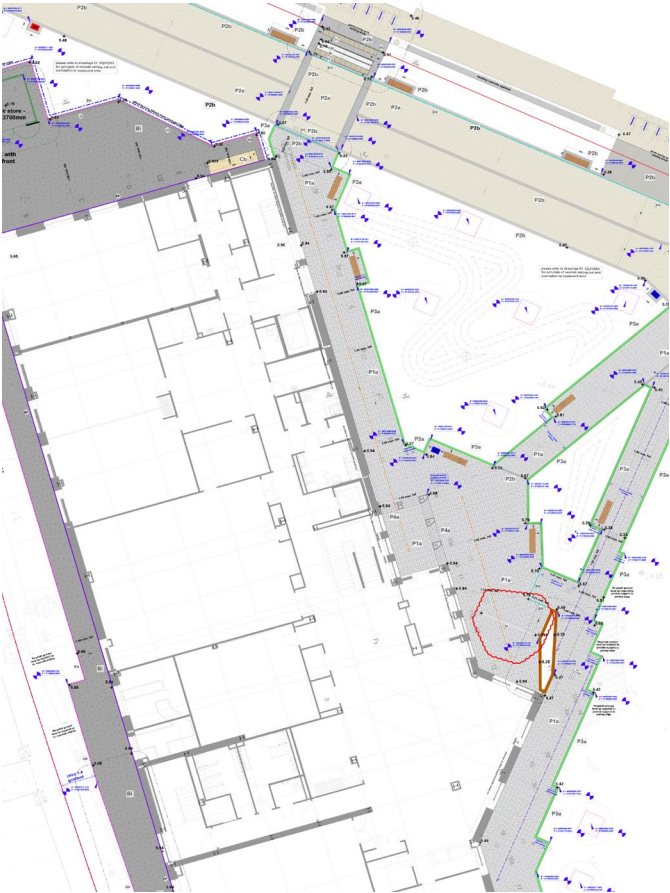
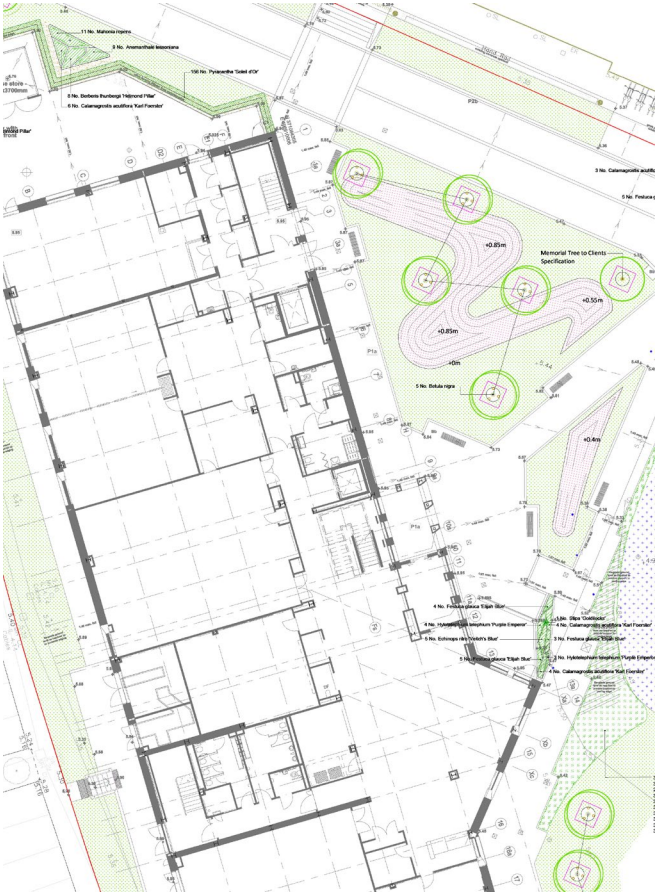


Masterplan & Landscape The Terrace Concept

- Space imagined as a modern physic garden
- An extended classroom area
- Create shade and shelter



Masterplan & Landscape Construction Issue

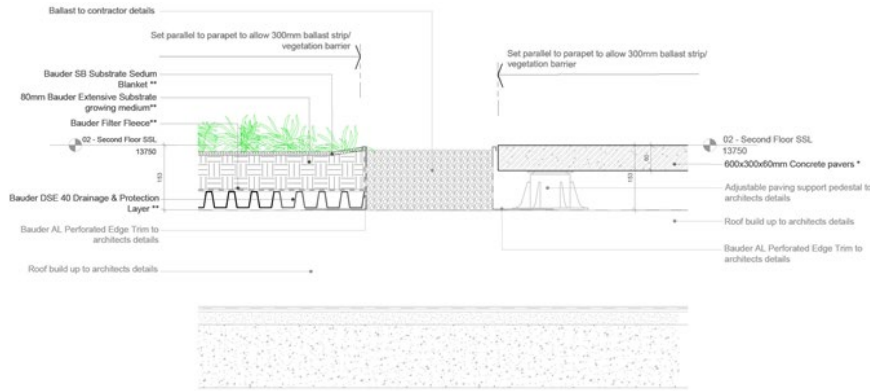


Masterplan & Landscape

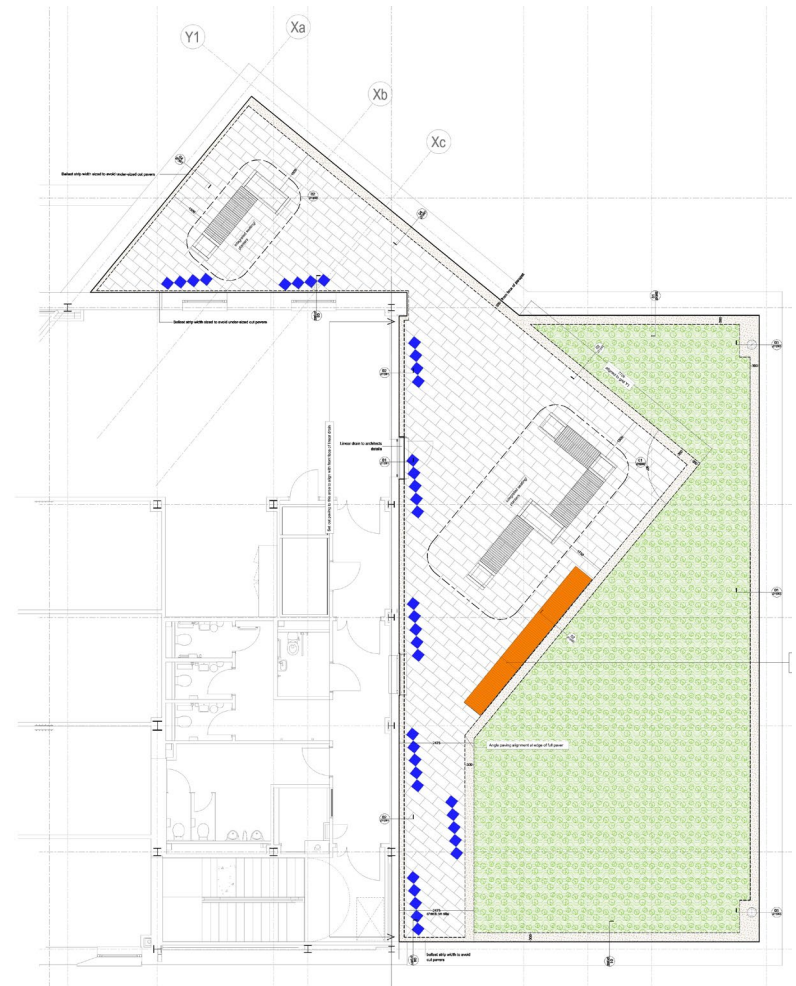
The Public Realm



Masterplan & Landscape The Roof Terrace



02 Roof Terrace Detail - Pavers/ Sedum Blanket
(21)002 1:10



Local Supply Chain Partners



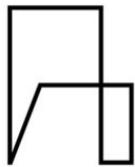
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Environment - Health & Safety - Sustainability

Early Contractor Engagement

- YorBuild Framework
- Successful Contractor:  bam
- Pre-Construction Services Contract
- Open book procurement & contract sum agreement
- Design development & value engineering
- Early works / enabling package
- NEC4 Option A Contract

Construction Phase: Early Works

- Box Culvert



- Site Accommodation & Ground Breaking



Everything is going too good to be true...



March 2020: COVID-19

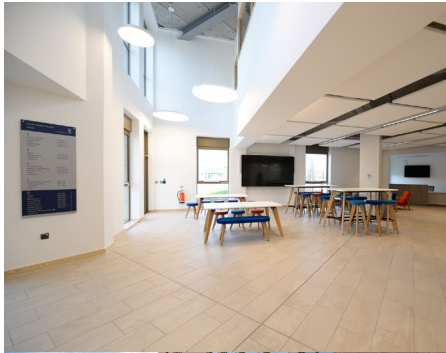


COVID-19

Team Work



Completion Photographs



Challenges

Challenge	Mitigation
BREXIT	<ul style="list-style-type: none">• Early contractor engagement (PSC) & cost certainty• Open book procurement & contract sum agreement• Enabling works package & early orders
COVID-19	<ul style="list-style-type: none">• Collaborative risk register – weekly reviews• Alternative procurement options• Site protocols to enable construction progress
Box Culvert	<ul style="list-style-type: none">• Enabling works package to de-risk and remove from critical path of the main construction programme
£2m Fallow Floor Fit-out	<ul style="list-style-type: none">• Comprehensive change control procedure – assess implications• Sequence programme to maintain completion

Operation and Feedback

- Building was made COVID secure following completion
- Staff have moved in
- Students using Learning Lounge spaces, Library and meeting rooms
- Medical students – 3rd intake will be September and fully allocated
- Four seasonal commissioning visits planned; building feels comfortable so far
- Very few defects to date
- Looking forward to bigger tests come start of new academic year

Thank you



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