



Turner & Townsend

MMC Ireland National Conference

Realising benefits & Missed opportunities

MMC Ireland

Bryn Griffiths

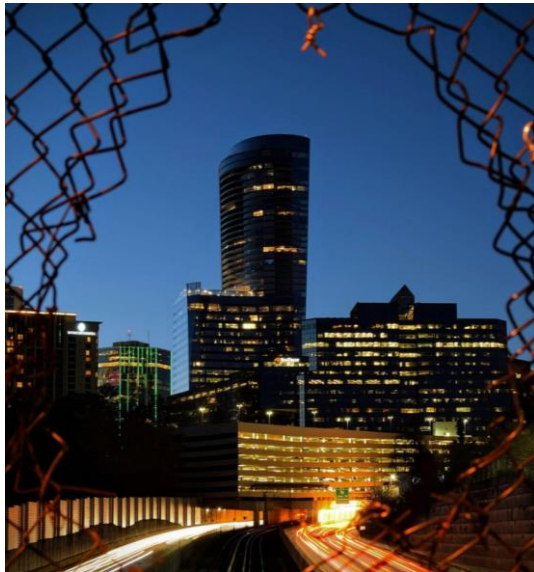
making the **difference**

MMC National Conference

Realising benefits and missed opportunities

Section 1

What are the benefits to realise?



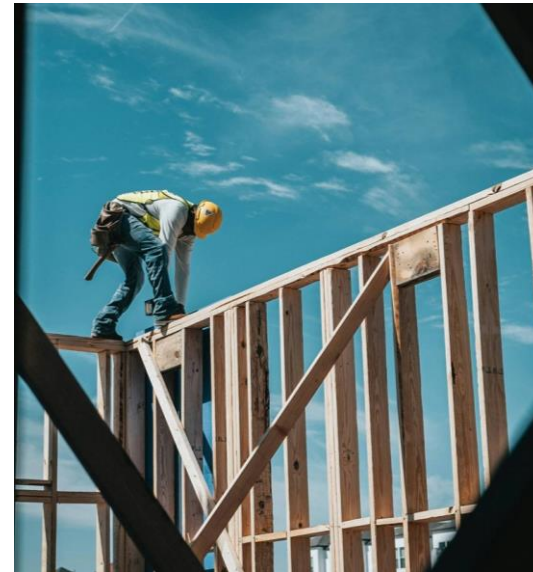
Section 2

Where are the risks & pitfalls?



Section 3

Real life examples & lessons learned



Bryn Griffiths
Head of Cost Management,
Ireland

Benefits & opportunities

What are the opportunities to realise?



What are the benefits to realise?

Time

- Greater predictability
- Shortened onsite construction periods



Industry of the future

- Reduced reliance on site labour
- Improved working conditions
- Greater connection with technology



Health & Safety

- Reduced reliance on site labour
- Improved working conditions
- Greater connection with technology



Benefits & opportunities

Sustainability

- Reduced wastage
- Alternative materials
- Reduced transport
- Standardisation



Quality

- Production conditions
- Reduced waste
- Greater accuracy
- Inspection & signoff



Cost

- Reduction of site time & preliminaries.
- Reduced waste
- Earlier design freeze – less change!

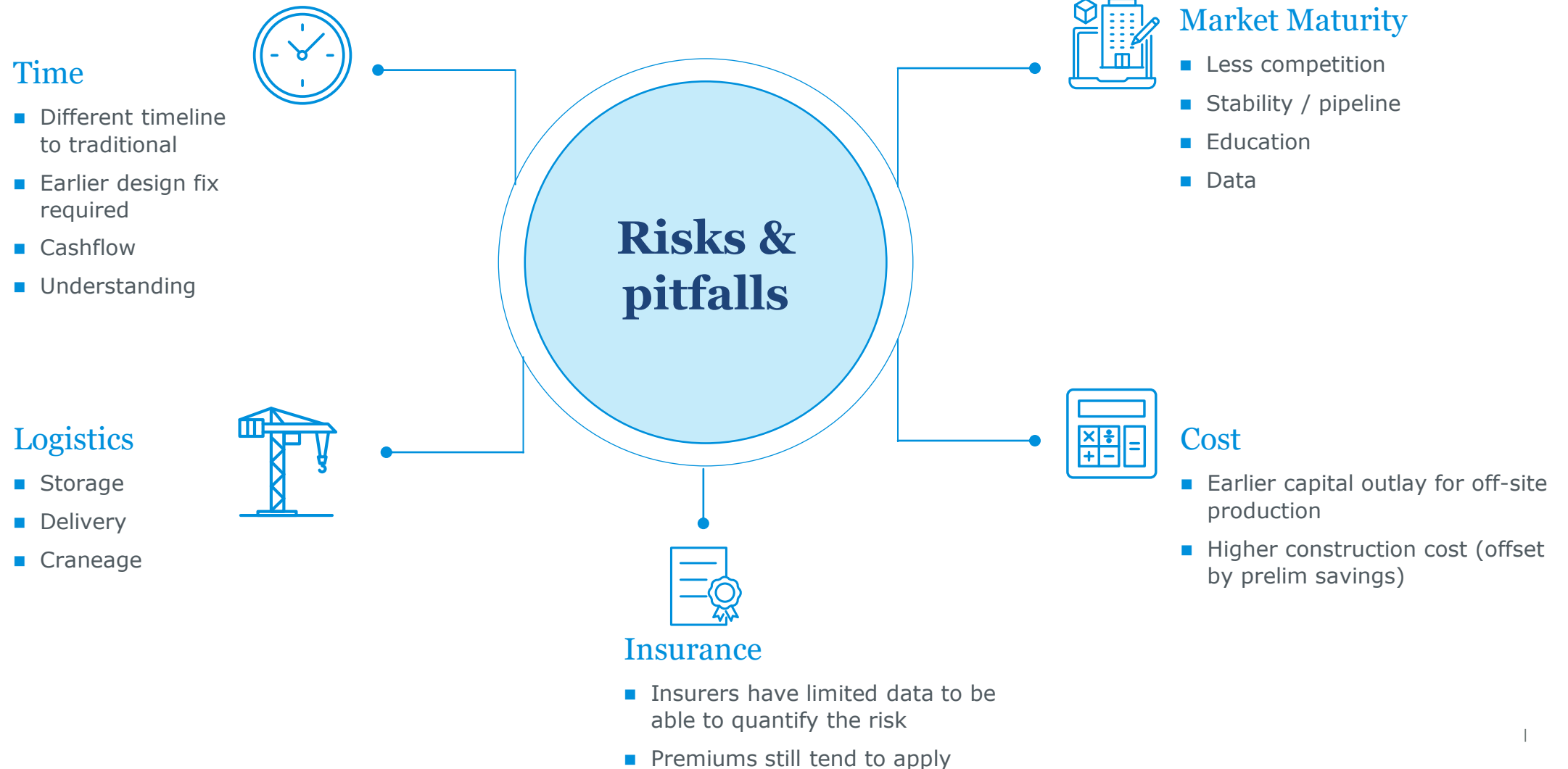


Risks & pitfalls

Where are the risks & potential pitfalls?



Where are the risks & potential pitfalls?



Real life examples

Where were opportunities realised or missed?



Cross Laminated Timber



To realise the benefits, you must plan ahead and understand where they are and how they can be realised

- Lighter in weight than concrete and masonry equivalents
- Fewer vehicle movements than concrete
- Reduction in number of site labourers
- Clean environment, less dust
- Quieter construction
- Reduced waste
- Speed of assembly
- Thermal properties
- Acoustic properties
- Lower embodied carbon

Volumetric



Logistic planning, understanding the product and process are the keys to realising the benefits

- Fewer vehicle movements than concrete
- Reduction in number of site labourers
- Cleaner environment, less dust
- Quieter construction
- Reduced waste
- Reduced site time
- Factory production and quality control
- Lower embodied carbon

Other forms

Sub level text

Programme Saving

c10%

Pre-cast concrete

Associated Cost Saving

c€1m

Approximate reduction in preliminaries cost

The high degree of pre-manufactured elements for this project benefitted the overall delivery timescale and cost, especially during the added challenge of the covid pandemic

Real Irish example

- Major mixed-use development (Residential & commercial)
- Designed with bathroom pods and pre-formed balconies for residential and unitised façade for the commercial.
- Changed to pre-cast concrete at tender stage (tangible benefit)
- Further covid-related benefit

Conclusions

1

Benefits and clear & tangible.
Route to realisation needs
education, careful planning
and a fresh mindset.

2

Design approach needs to buy
in and understand the
systems, restrictions and how
to realise the benefits

3

Procurement and contracting
also require understanding
and a commitment to change.

Thank you