

CQS SOLUTIONS

Ysgol Y Graig - Foundation Unit Development

Delivering modern early years learning within a live school environment

Client: Isle of Anglesey County Council
Location: Llangefni, Anglesey

Project Overview

The Ysgol Y Graig Foundation Unit Development involved the construction of a new purpose-built early years facility within the grounds of an operational primary school in Llangefni. The project forms part of Anglesey County Council's wider programme of investment in modern, inclusive educational environments.

Client	Isle of Anglesey County Council
Location	Ysgol Y Graig, Llangefni
Contract Value	£9.39m
Procurement Route	JCT Intermediate Building Contract with Contractor's Design 2016
Start Date	September 2022
Completion Date	September 2024
CQS Role	Quantity Surveyor / Cost Consultant

The Challenge

Delivering a major new educational facility presented several challenges:

- **Construction within a live school environment, requiring stringent safety and access management**
- **Archaeological requirements, including a prolonged watching brief during early site works**
- **Unforeseen ground conditions, including the discovery of an underground spring beneath the proposed building footprint**
- **Maintaining cost certainty and programme control throughout complex enabling works**



Project Objectives

- Provide a modern, purpose-built foundation unit to support early years education and additional learning needs
- Improve teaching environments while minimising disruption to existing school operations
- Deliver a high-quality facility that integrates seamlessly with the existing school campus
- Maintain robust financial control throughout delivery despite ground and archaeological challenges



Scope of Works

Key elements of the project included:

- Construction of a new foundation unit building within the existing school site
- Associated external works, including access routes, landscaping and service connections
- Installation of mechanical and electrical systems suited to modern educational use
- Delivery of durable internal finishes and fittings appropriate for early years pupils
- Integration of the new building with existing site infrastructure

The completed development provides high-quality learning environments that support pupils, staff and the wider school community.

Role & Services Provided

CQS Solutions were appointed as Quantity Surveyor, providing full cost consultancy services throughout the project lifecycle, including:

- Cost planning and budget development
- Procurement support under a JCT Intermediate Building Contract with Contractor's Design
- Tender evaluation and contractor appointment advice
- Ongoing cost monitoring and financial reporting during construction
- Assessment of interim valuations and variations
- Final account negotiation and agreement



Proactive cost management ensured the project was delivered in line with the approved financial framework.

Overcoming Key Challenges

Delivering the Ysgol Y Graig Foundation Unit required careful management of a number of technical and operational challenges.

Key issues addressed during the project included an extended archaeological watching brief undertaken during early site works, as well as the investigation and mitigation of unforeseen sub-surface conditions, including an underground spring located beneath the proposed building footprint.

In parallel, construction activities were delivered within a fully operational school environment, requiring robust arrangements to manage access, safety and sequencing of works to ensure the continued operation of the school throughout the construction period.

Through close collaboration between the client, contractor and consultant team, these challenges were proactively managed, with agreed programme adjustments and controlled cost outcomes implemented in line with statutory and project requirements.

Project Complexity Overview

- Live school environment maintained throughout construction
- Extended archaeological requirements successfully managed
- Unforeseen ground conditions investigated and mitigated
- Programme and cost impacts proactively assessed, agreed and controlled

The Outcome

- A modern, well-integrated foundation unit supporting early years learning
- Safe delivery within an operational school environment
- Effective management of unforeseen site conditions
- Strong cost control achieved through detailed monitoring and reporting



The completed facilities contribute positively to the long-term educational infrastructure of Anglesey.

Testimonial / Client Details

"Anglesey County Council have worked with CQS Solutions as Project Quantity Surveyors on a number of hugely successful projects. The service provided has always been professional and to the highest standard!"
Gareth Thomas, Architectural Services Manager

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The named contact is able to confirm the accuracy of the information provided and act as a referee if required.

CQS SOLUTIONS

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Supporting the Delivery of High-Quality Educational Facilities

CQS Solutions provide independent cost consultancy and commercial management services across the public and private sectors.

Get in touch:
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