

Long Lawford Primary School

Design Build Manage Innovate Sustain

Contract Location Client	Long Lawford Primary School Rugby Warwickshire County Council
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Commenced Completed	27th February 2011 14th September 2012
Value	£0.9m



Introduction

The construction of a new standalone block to provide 3 extra classrooms and WC facilities.

The external walls of the new block are rendered and painted terracotta with glass doors at either end to provide natural ventilation, assisted by rooflights in the dual mono pitch standing seam roof. The facade compliments its surrounding, whilst still having its own identity.

The project also included the refurbishment and extension of 3 areas, extension to the hall, staffroom and reception.

The extensions used sustainably sourced timber panelling to match existing with powder coated aluminium eaves. The 3 smaller extensions blend into the existing environment and are sympathetic to the current buildings.

External works comprised of new tarmac paths to the building perimeter, installation of new aluminium link canopy and upgrade to the existing planting areas to revive the external appearance of the school buildings.

Key Performance Measures

Cost	10
Time	10
Defects	8
Safety	10
Client satisfaction - Product	10
Client satisfaction - Service	10

Project Outcomes

- Works were safely completed in a live school environment with clear segregation, defined boundaries and active liaison with the School.
- Routes through the construction site had to be organised with the school to allow pupils access to the playing fields and minimise disruption to their day to day activities. Excellent communication between the school and Ashe allowed safe and efficient transitions for the pupils. Communication and liaison protocols were agreed from the outset to ensure effective dialogue between all parties was maintained.
- Ashe organised and presented assemblies on Health and Safety for the school children, teaching them about the construction processes and the environment. Drawing competitions were organised by Ashe to involve them in the project with prizes awarded for the top entries.
- Excessive amount of rain during construction caused the ground to be extremely sodden. This led to a fibre optic cable being damaged which Ashe ensured was repaired immediately to minimise disruption, delays and cost implications.
- This project recognised by Ashe internal compliance team as a 5 star project, benchmarking against clients scores confirmed this.
- This was rated as an outstanding project against our other frameworks and clients letter following completion confirmed just how pleased all parties were with this scheme.

Form of Contract

NEC3 Option C.

Long Lawford Primary School



To conserve electrical loads and mechanical ventilation, sky lights have been strategically placed in the new classroom block to give natural day lighting and natural ventilation.

Bris Soleil provides solar shading and links between areas.

Timbers are from renewable sources.

12 trees were removed to allow for the works but were replaced with a two to one ratio.



Value for Money

Soil Contamination was found on the site which caused a 5 week delay. Although this was allowed for in the budget and risk register, it was highly important to the school to have the school extensions ready for a September start. Ashe carefully co-ordinated the programme and workforce to mitigate the impact of the risk and reduce the delay. As a result Ashe successfully completed the project to the schools request and great satisfaction.

The client was keen to utilise the services offered by Ashe in the pre-construction phase. Every design team meeting was therefore attended by Ashe, enabling us to provide full input onto the development of the scheme. Ashe's extensive design and build experience assisted the design team in resolving cost and build issues. Ashe also made full use of its 'buildability' knowledge and specialist supply-chain members to make the scheme more cost effective and less problematic.

As part of Ashe's early engagement we identified potential issues with PV panels, saving £10k. This process also allowed the altering of the access routes, saving potential damage to existing playground and making the route clear from the school making it safer and easier to segregate the children from the construction site.

The incorporation of Ashe expertise ensured that the final design solution maximised construction efficiency, incorporating a lean programme and low levels of waste.

Community Benefits/Localism

The use of local labour and supply chain members was not only a goal for Ashe but for the client too. Ashe called on the local supply chain to offer best value and they rose to the occasion; this resulted in an astounding 83% of the project spend being placed with supply chain member within 40 miles of the site and 91% within 60 miles.

Ashe combined existing local AsheForce members with a localised recruitment drive to identify local SME organisations. Each new firm passed through our rigorous selection criteria and these firms are now approved members of our AsheForce database, with all its associated benefits.

The scheme was part of the Considerate Contractors Scheme and through the hard work of Ashe to make a positive message to the local community Ashe constantly scored in excess of our internal targets from the external assessors, scoring an impressive 33 (previous assessment regime).

Ashe used School assemblies, drawing competitions for the school, Health and Safety sticker books, weekly school liaisons and letter drops to local residents to help ensure the the local community and pupils were involved with this successful project.

“ Delivering any construction project on a live school site requires careful planning, good communication and a collaborative approach from all parties...

...Despite the multi-phased nature of this project, difficult site access, contaminated ground and the wettest summer in 100 years, Justin and Andy have displayed these qualities to ensure that the project was successfully completed on time and on budget.

I am personally very pleased and proud of the completed works on site and this would not have been achieved without the right attitude and approach from Ashe Construction. ”

Gavin Mitchell, Project Manager' Warwickshire County Council