

ST CATHERINE'S C OF E PRIMARY SCHOOL

Introduction

This Smarteast framework project involved the design and build of a new single storey 6 classroom teaching block and a new single storey 4 classroom nursery. As well as the two new build areas, additional works included soft play areas and resurfacing of the car park and areas of the school playgrounds.

Achieving success of project outcomes set at commencement

Extensive dialogue with the Head Teacher, staff and pupils using our stakeholder engagement process, AsheCAT, allowed us to establish a detailed appreciation of daily school activities. This information steered our design and delivery proposals to ensure we delivered the scheme with the minimum of disruption. Continuing this approach as part of our 'no surprises' ethos we maintained daily dialogue with the school. This enabled us to discuss forthcoming activities and adapt to any changing site/school circumstances.

To further ensure minimal disruption to the school operations our team broke the project up into 3 phases,

allowing the school to run as smoothly as possible. Phase 1 was the new 4 classroom nursery block, Phase 2 - internal works in the existing school to change 3 foundation classrooms and an ICT suite into 4 classrooms, and the 3rd and final phase was to replace a 4 temporary classroom block with the new 6 classroom block with additional parts of the work taking place during the school holidays.

Innovations implemented

Implementation of our AsheCAT stakeholder engagement solution was essential to the overall success of this project.

The need to protect pupils, staff and site users from disruption meant that careful mapping of site constraints and detailed modelling of phasing and construction proposals was essential. Continued stakeholder engagement ensured that every aspect of our proposals and delivery was carefully coordinated with stakeholders.

During this early engagement we became aware that the school appeared to be on it's limits with regards to their gas and electrical supplies and

“ Standard of workmanship was excellent throughout this entire project.

Consideration and thoughtfulness was shown at all times towards the day to day running of school life; we were always kept fully informed and felt confident in the skills, abilities and proficiency of this team. Thank you all for more than a year's worth of hard work in producing a building we are all very proud of!

Hazel Wing
Head Teacher,
St Catherine's School

allowances to upgrade had been allowed within the budget.

We undertook early surveys prior to works commencing which highlighted that electrical loads on phases were unevenly balanced. We worked with our designers to improve the loads

Location Park Road, Ware, Hertfordshire, SG12 0AW

Client Hertfordshire County Council | **Project Manager** Artelia Ltd

Architect Peter Haddon & Partners | **Form of Contract** JCT Design & Build 2011

Start 24/02/2014 **Finish** 07/04/2015 **Duration** 58 Weeks **Value** £2m

around the building, and our supply chain to re-balance them, which ensured that we could not only achieve the introduction of the new buildings within the electrical capacity we had, we could also change the M&E strategy (use of PV's and air-source heat pumps) that resulted in savings to the Gas upgrade provisional sum as well, as gas main upgrade no longer needed.

How value for money was demonstrated

Early surveys highlighted that one of the buildings to be constructed was going to be placed directly over a HV cable. Rather than spend £35k to relocate it, our team spoke to the planners and agreed a revised position for the building without requiring a revised planning application.

This project was finished on time and to budget, with a number of additional environmental initiatives taken within the budget to help keep the building sustainable in the future.

The introduction into the design, by our team, of PV's on the roof of the six classroom block and air-source heat pumps in the nursery, meant the existing gas supply did not require an upgrade resulting in a £20k

saving against a provisional sum within the budget, and also, saving the school ongoing running costs. Re-balancing of electrical loads across all 3 phases ensured that an electrical upgrade allowance of £20k was no longer required.

How social, economic and environmental benefits were addressed

A big priority during these works was to ensure that the school operations ran with minimal disruption. As noted above we kept an excellent relationship between the site team and the school staff, keeping them regularly updated and informed with progress and any changes with the ongoing works.

Robust and secure segregation was key, as works were dotted all around the site. Regular review of phasing plans & effective implementation of new hoarding lines ensured 'zero' harm to project stakeholders. Regular fire evacuations following new layouts ensured new fire routes were well understood.

Prior to the commencement of the works we sent out a set of newsletters to the parents of the students and the local residents once again to keep everyone as

informed as possible about the coming works.

When working in schools, we like to take this opportunity to educate children about the construction industry and also about the dangers of a live school site. We held assemblies, teaching the children about the various roles within the industry and also about how their new school was being built. To help teach the children about site safety we brought in Ivor Goodsite, the considerate constructors scheme mascot who helped to explain the different equipment used on site and to warn children of the various dangers on building sites.

We achieved a final CCS score of 36 out of 40, which is above the national average for the last 3 years.

We sponsored the school football team providing the team kit and the footballs were provided by the supply chain.



Key Performance Measures

Overall quality of product	10	/10
Overall quality of service	10	/10
Defects at the time of completion	10	/10
Completion of contract to agreed cost	10	/10
Completion of contract to agreed time	10	/10
Safety	10	/10

Client contact details

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