



AUDIT AND PERFORMANCE REVIEW PANEL

THURSDAY, 10TH DECEMBER, 2015

At 7.00 pm

in the

COUNCIL CHAMBER - TOWN HALL,

SUPPLEMENTARY AGENDA

PART I

| <u>ITEM</u> | <u>SUBJECT</u> | <u>PAGE NO</u> |
|-------------|--|--------------------|
| 6. | <u>ODFIELD SCHOOL BUILDING PROJECT</u> To consider a presentation on the successes and lessons learnt from the project. | 3 - 24 |

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Audit and Performance Review Panel

10 December 2015

Oldfield School Expansion



Ann Pfeiffer



Educational Objective

To expand Oldfield Primary School in Maidenhead from 210 pupils to 420 pupils - to accommodate growing numbers in the local area:

- On a new site.
- Within the existing designated area.
- Without diminishing the high standards of this 'Outstanding' school.

Construction Objectives

- On time – by September 2015
- Within budget – Initially £10,000,000
- Good quality
 - build quality
 - suitable spaces for teaching and learning

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History - Approvals

| | |
|---|------------------|
| Cabinet approval in principle to expand Oldfield Primary School from 210 to 420 pupils from 1 st September 2014. | Dec 2011 |
| Site options and feasibility studies Bray Rd, Winbury school, Braywick Park. | Jan – April 2012 |
| Cabinet approval to build on the Bray Road site from 1 st September 2014. | May 2012 |
| Formal determination of proposal following publication of statutory notices. | July 2012 |
| Purchase of two temporary classrooms. | Sept 2012 |

History – Planning permission

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|--|---------------------------|
| Detailed design and submission of planning application | May 2012 – July 2013 |
| Consideration of planning application by Development Control Panel – Deferred. | 18 September 2013 |
| Further investigation into alternative sites, incl Green Lane and planning issues – traffic, flooding, green belt. | September – December 2013 |
| Consideration of planning application by Development Control Panel - Approved | 11 December 2013 |

History – Construction period

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|---|--------------|
| Appointment of contractor | January 2014 |
| Start on site. Re-location of slow-worms caused 14 week delay | March 2014 |
| Start of construction - 50 week construction period | June 2014 |
| Snagging period | July 2015 |
| School removals from old site | 20 July 2015 |
| School opened on new site | Sept 2015 |

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Constraints

- Need to be open for Sept 2015, with sufficient time for school to move in.
- Appropriate time of year for moving slow worms.
- Planning issues – e.g. designing for flood plain, environment agency approval, traffic management.
- Objections from vocal local residents, and risk of Judicial Review.
- Waterway adjacent to school site – safety, desire for turning circle and buffer zone for wildlife.
- Logistics of moving a whole school within a few days.
- Latterly - Forest Bridge School needing to move into old school site, also for Sept 2015



The new site

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Day 84

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A day in the life...



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Budget

| | |
|---|-------------|
| Original estimated budget | £10,000,000 |
| Early site option studies and temporary classrooms expenditure | £285,885 |
| Approved Budget following final Member approval – Jan 2014 Cabinet Prioritisation Sub Committee | £8,242,371 |

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How did we do?

Expansion from 210 pupils to 420 pupils? - **Yes**

- On a new site? **Yes**
- Within the existing designated area? **Bray Road**
- Without diminishing the high standards of this 'Outstanding' school? **Yes**
 - **Headteacher and school staff maintained a calm environment for pupils to learn throughout the process.**
 - **Temporary classrooms added onto Chiltern Road site for the intervening years.**
 - **Minimising disruption by moving between academic years.**

How did we do?

On time? – by September 2015. **Yes**

Within budget? – Initially £10,000,000. **Yes**

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| | |
|--------------------------------------|------------|
| Project Budget | £8,242,370 |
| Predicted final Cost | £8,226,329 |
| Expenditure so far | £7,997,329 |
| Predicted outstanding incl retention | £229,000 |
| Possible underspend | £16,042 |



How did we do?

Quality

- Suitable spaces for teaching and learning
 - Good classrooms and other teaching space
 - Good staff and admin spaces
 - Good outdoor spaces
 - Effective pupil drop-off zone
- Build quality
 - Good overall design
 - Good structure and materials
 - Good external appearance
 - BREEAM – Very Good

What went well?

- Achieved handover in time for moving in and starting in Sept 2015.
- The procurement route for this Design and Build scheme via iESE framework. Leadbitter – Bouygues.
- Overall design: feasibility scheme developed well into full design, including for the flood zone.
- Co-operation between RBWM, school, and design team.
- Budget planning - risk allowances built in from the start.
- Traffic management and pupil drop-off - even with Stafferton Way works still taking place.

What could have been better?

- Fewer slow-worms! Caused delays and consequential cost increases.
- Greater continuity of personnel - architectural team, construction team and internal building services team.
- Even tighter set of Employer's requirements for Design and Build project, particularly regarding finishes.
- Closer liaison with school and client on detailed design and Value Engineering.

- A longer period for the final stage, to reduce the list of snagging issues
- Less stressful handover for the school.
- Playing field drainage
- Decking surfacing

View from Braywick Park



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School from the rear

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Internal finishes – the hall

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Drop zone and hall

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