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

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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

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- build quality
- suitable spaces for teaching and learning



## **History - Approvals**

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



### **History – Planning permission**

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

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### **History – Construction period**

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

#### **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



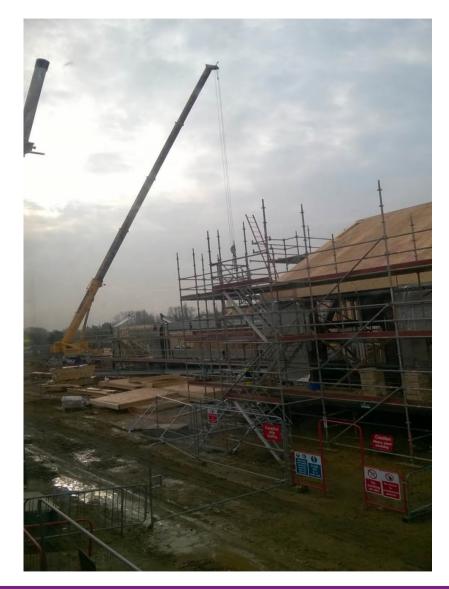


### **Day 84**





#### A day in the life...





#### **Budget**

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



#### 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

Project Budget	£8,242,370
Predicted final Cost	£8,226,329

Expenditure so far Predicted outstanding incl retention Possible underspend £7,997,329 £229,000 £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.



#### Cont'd

- 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**





#### **School from the rear**





#### **Internal finishes – the hall**





#### **Drop zone and hall**





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