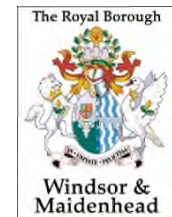


Audit and Performance Review Panel
10 December 2015
Oldfield School Expansion



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

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

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

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



The new site



Day 84



A day in the life...



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

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	£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



School from the rear



Internal finishes – the hall



Drop zone and hall

